

Court Lodge Farm

£ 4,550,000

📍 Court Lodge Farm, Stalisfield, Faversham, Kent, ME13 0JG

The sale of Court Lodge Farm presents a rare opportunity to acquire a productive and attractive arable and sporting farm in a striking location with the potential to re-develop the farm buildings for residential or other uses, subject to the necessary planning consents.

The farm has been sympathetically farmed in-hand by the current owner's family since 1975.

Land

The farmland comprises undulating countryside within a ring fence, although an unclassified single track public road runs through the farm, providing excellent access. The land is serviced by farm and woodland tracks, particularly through the wooded valley which forms the north south spine of the farm. The fields are of a commercial nature and size suitable for modern arable farming techniques.

The land is classified as Grade 3 on the Agricultural Land Classification Plan for England and Wales with the soils comprising a mixture of shallow lime rich soils over flinty deep clay soils. The land has been sympathetically farmed by the current owners with a 3 year arable rotation of predominantly autumn and spring sown cereals, with occasional oilseed rape and beans.

The acreages are broken down as follows:

- 412.32 acres (166.86 hectares) of arable land
- 15.5 acres (6.27 hectares) of pasture land
- 186 acres (75.26 hectares) of woodland
- 2.12 acres (0.85 hectares) of tracks/paths
- 5.97 acres (2.42 hectares) of farm buildings and ancillary land

Woodland

The woodland on the farm extends to approximately 186 acres (75.26 hectares) and largely consists of mature broadleaf coppice with a high percentage of sweet chestnut, ash, birch and hornbeam interspersed with oak. The woodland is sub divided into eleven principle woods and shaws, the majority of which are designated as Ancient Semi-Natural Woodland Sites. The timber has been well managed in recent years and a 10 year Woodland Management Plan was put in place with the Forestry Commission in 2016, with the aim to clear invasive species and in time establish a mosaic of uneven aged and mixed species.

The woodland is part of a Countryside Stewardship Agreement which commenced on 1st January 2017 and runs until 31st December 2021. The Agreement covers 180.83 acres (73.18 hectares) split into 22 compartments. Further details are available in the Data Room.

Sporting

Court Lodge Farm forms a substantial part of the Stalisfield and Woodsell Shoot which has been successfully managed and hosted for many years by Brian Homewood. The shoot lodge is situated on neighbouring land which adjoins the eastern boundary of the farm. The shoot is fully kept and well known for high quality partridges and pheasants which are shown over the attractive open and wooded valleys of the North Downs. The Kent Shooting Fraternity highly regard the shoot which includes drives such as the challenging Ravine, North Field Shave, and Rushmere which are all situated on the farm offered for sale.

There are three pheasant release pens in the central wooded valley and cover crops to supplement the drives. Further details on the shoot together with a copy of the licence agreement with Mr

Homewood are available from the selling agents.

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