



# 125

— YEARS OF —

**Lambert  
& Foster**



**NEWCOME FARM**  
LENHAM ROAD, HEADCORN, KENT TN27 9LG



**Lambert  
& Foster**

HEADCORN 2 MILES | MAIDSTONE 11.7 MILES | ASHFORD 13.2 MILES

## **NEWCOME FARM, LENHAM ROAD, HEADCORN, KENT TN27 9LG**

A traditional grassland farm with detached farmhouse and a range of farm buildings, together with a detached Smithy building, located along the Lenham Road in Headcorn, extending in all to some 66.41 acres (26.87 hectares)

**GUIDE PRICE £1,200,000 FREEHOLD**



### **DESCRIPTION**

Newcome Farm is located on the northern outskirts of the Parish of Headcorn in the Weald of Kent. Headcorn is a well served village with good every day amenities including Sainsburys Local and mainline station providing fast and frequent services to London in just over an hour and 10 minutes.

The farm comprises an unlisted detached farmhouse of part brick part pebbledash construction under a pitched tile roof, with a detached double garage, an extensive range of traditional farm buildings and grassland, in all extending to approximately 66.41 acres (26.87 hectares) with frontage to the Lenham Road and Southernden Road.

### **DIRECTIONS**

From Headcorn crossroads, head east along Kings Road, which merges to become Lenham Road after 0.2 miles. Continue along Lenham Road for a further 1.8 miles, and the entrance to the farm will be located on the right hand side. The Old Forge building is located approximately 0.1 miles further along Lenham Road, on the right hand side.

### **METHOD OF SALE**

The land is offered for sale by Private Treaty. If demand dictates, the agent may set a deadline for Best and Final Offers in the event that significant interest is received.

## THE FARMHOUSE

The accommodation is arranged over two floors and briefly comprises: hall, cloakroom, sitting room, dining room, kitchen, two bedrooms, and a family bathroom. The house is accessed over a private driveway and sits central to a small, pretty garden area. The compact house is in need of complete renovation and would lend itself as a project for either redevelopment or extension.

## THE FARM BUILDINGS

A second gated entrance off Lenham Road leads to the farm buildings and yard. The buildings extend in all to some 10,977 sq ft and are described in more detail as follows:

Building 1: a three bay concrete portal frame barn enclosed on two sides, with an earth floor used for fodder storage.

Building 2: a four bay steel portal frame general purpose livestock barn enclosed on all sides, with a chalk base and pitched concrete fibre cement roof.

Building 3: a four bay livestock barn of irregular shape and of mixed concrete, timber, and steel frame construction, with a concrete base and concrete fibre cement roof.

To the east of the buildings is a useful modern cattle handling pen and race.

## THE FARMLAND

The land comprises broadly level, Grade 3 grassland with Wealden clay soils. It is subdivided into a number of fields with stock proof fencing, and is currently subject to a grazing and mowing licence until 1<sup>st</sup> September 2025 with a local grazier. Historically the land was grazed with cattle, however more recently it has been grazed by sheep only.

## THE OLD SMITHY

An attractive, former Smithy building of brick construction with a pitched roof fronting the Lenham Road, at the junction with Southernden Road. It is thought that this building may have potential for alternative uses, subject to obtaining the necessary consents.

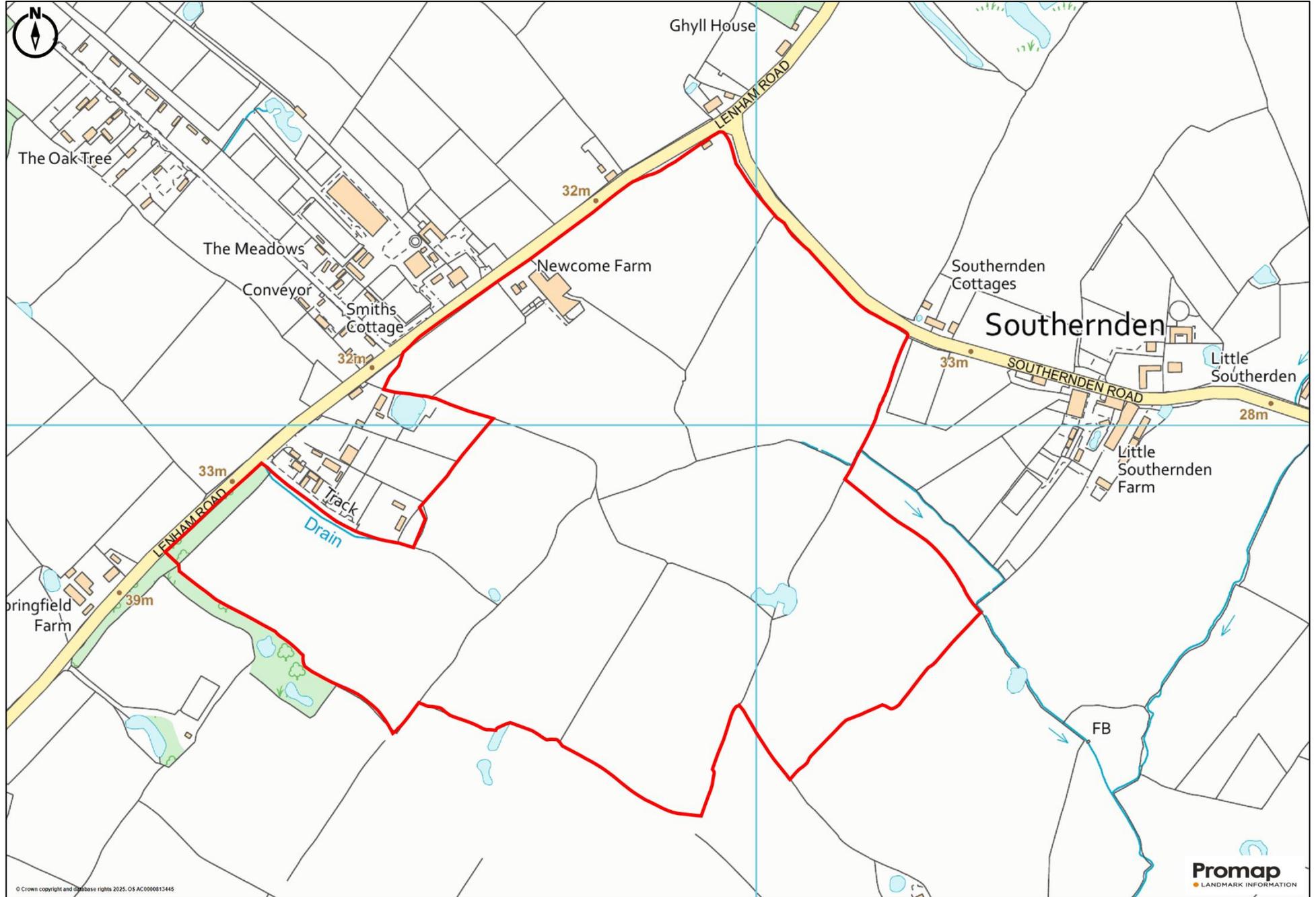
## ACCESS

The property is accessed via a private gated entrance off Lenham Road. Adjacent to this is a separate gated entrance to the farm buildings and farmyard. The Old Smithy building fronts Lenham Road, by the junction with Southernden Road.



## LOCATION PLAN

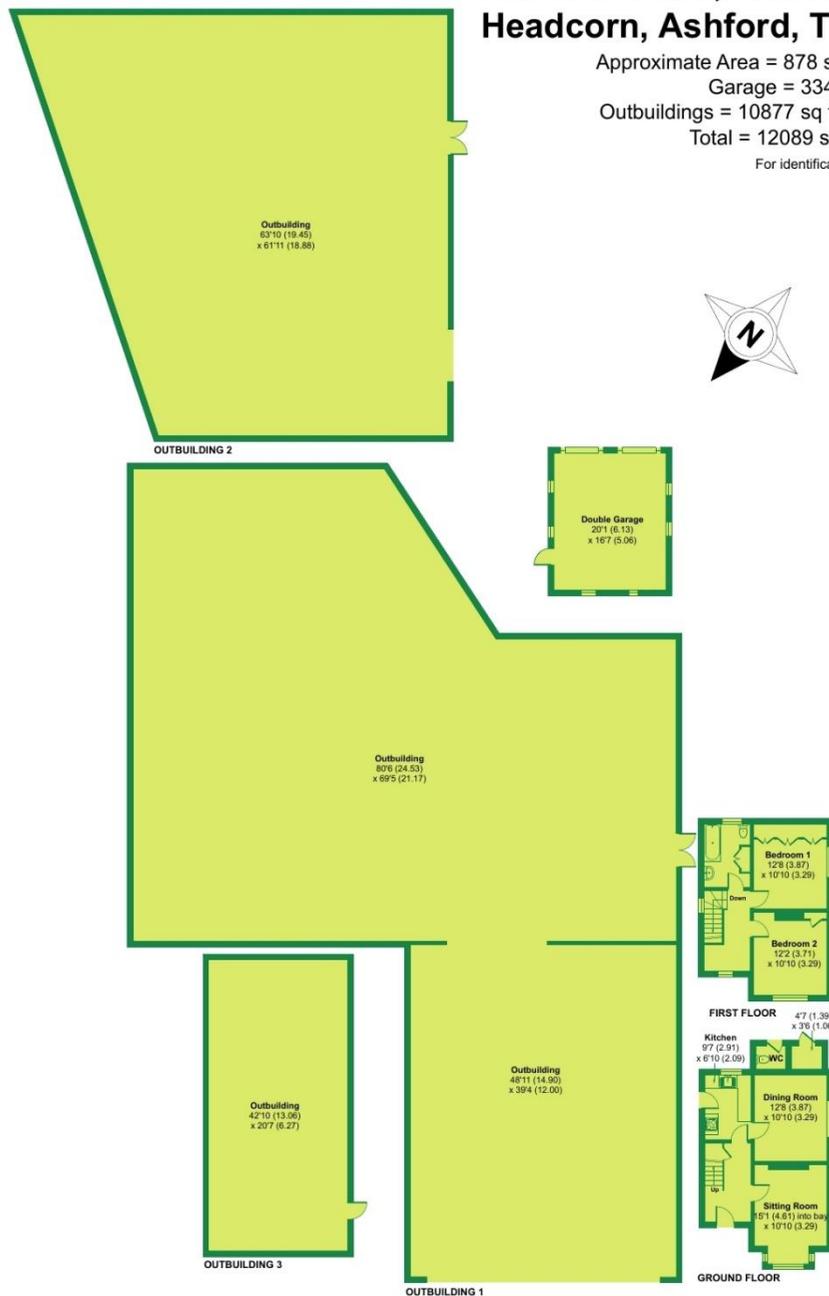
For identification purposes only.



## Newcome Farm, Lenham Road, Headcorn, Ashford, TN27 9LG

Approximate Area = 878 sq ft / 81.5 sq m  
 Garage = 334 sq ft / 31 sq m  
 Outbuildings = 10877 sq ft / 1010.5 sq m  
 Total = 12089 sq ft / 1123 sq m

For identification only - Not to scale



**WHAT3WORDS:** Using the What3Words app, the entrance to Newcome Farm along Lenham Road can be located at [///headlines.gurgling.same](https://www.what3words.com/#!/headlines.gurgling.same).

**VIEWING:** Strictly by appointment only. Please contact Lambert & Foster's Paddock Wood office on 01892 832325. Contact Will Jex or Alan Mummery for more information.

**TENURE:** The property is sold Freehold, subject to a grazing and mowing licence to a local grazier, until 1<sup>st</sup> September 2025. Further details are available on request.

**SERVICES & UTILITIES:** The farmhouse is connected to mains water, electricity and has private drainage. The farm buildings and farmland are connected to mains water, with the buildings also connected to electricity. Applicants should rely on their own investigations as to the availability of further service connections.

**FLOOD ZONE:** The property is located within Flood Zone 1, an area with a low risk of flooding. (Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.maidstone.gov.uk](http://www.maidstone.gov.uk)

**MINERAL, SPORT AND TIMBER RIGHTS:** Included in the freehold sale.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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