



Excellent Mixed Use Investment & Development Opportunity

59.20 Ha (146.29 Ac) - Freehold

# BROGDALE FARM

Brogdale Road, Faversham, Kent ME13 8XZ





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- 59.20 Ha (146.29 Ac) Freehold
- Highly Prominent
- Wide Variety of Business Uses
- Annual Rent approx. £383,000 (plus VAT)
- Significant Development Potential STPP

## Introduction

George Webb Finn are delighted to offer for sale a mixed use investment opportunity comprising a range of lettings for retail, office, industrial and storage, situated within a wider 59.2 Ha (146.29 Ac) of Kentish orchards with significant further commercial development potential (subject to planning permission).

## Location

The Property is located in the hamlet of Brogdale, immediately south of the M2 motorway, on the outskirts of Faversham in Kent. It is one of several hamlets making up the civil parish of Ospringe and is in the Borough of Swale. Brogdale Farm is only a few minutes' drive from the M2 to London, the Medway towns and the coast; the A251 to Ashford and the A2 to Canterbury and Dover.

- Faversham 1.7 miles
- Canterbury 10.4 miles
- Ashford 13.6 miles
- London 54.6 miles

## Description

The site extends to approximately 59.2 Ha (146.29 Ac) and comprises a wide range of diversified existing and converted farm buildings and offices with an approximate gross internal area of 3,640m<sup>2</sup> (39,180ft<sup>2</sup>), set within orchards and pasture.

Arriving at Brogdale Farm, visitors enter a substantial tarmacked carpark, with an adjacent overflow car park providing an abundance of parking for tenants, staff and visitors.

The Main Farm Office and Marketplace have been converted into a mixture of commercial uses including office, retail and restaurant, offering a lovely range of units within a courtyard environment. Brogdale Collections have a range of facilities, offering a unique and spacious venue for your meetings, conferences or events. Further conversion of farm buildings to the rear of the site provides more mixed-use accommodation including offices, industrial, storage and agricultural uses.

The Property also benefits from a two-bedroom residential dwelling on site.

The agricultural land is let to two farming tenants. It is classified as a combination of Grade I and Grade II and comprises top fruit, soft fruit, nuts and nursery crops as well as recently grubbed orchards laid to grass.





There are also a range of field parcels used for events by Brogdale Collections in association with their charitable objectives, a market garden growing 150 varieties of produce, an outdoor space to develop leisure and employment opportunities for disabled children and young people and the Faversham Miniature Railway, the only 9" gauge railway in the UK open to the public.

### Accommodation

The approximate gross internal floor area for the buildings on site is 3,640m<sup>2</sup> (39,180ft<sup>2</sup>) comprising:

#### Main Farm Office

Unit Ref.	GIA		Status
	m <sup>2</sup>	ft <sup>2</sup>	
2-3	18.57	199.70	Let
7	13.33	143.40	Let
7b & 9	26.83	288.21	Let
10-14	154.96	1,676.90	Let
15 & The Store	114.74	1235.00	Let
16, 18, 20, 21	213.12	2,329.00	Let
1a-4a	87.84	945.00	Let
6a	16.78	180.50	Vacant
7a	23.36	251.40	Let
8a-9a	29.49	317.30	Let
10a-12a	83.02	893.20	Vacant
15a	17.04	183.30	Let
17a	56.98	613.00	Let
<b>Total</b>	<b>875.86</b>	<b>9,468.11</b>	

#### Apple Barn

Unit Ref.	GIA		Status
	m <sup>2</sup>	ft <sup>2</sup>	
J	80.19	862.00	Let
K & L	64.23	691.00	Let
<b>Total</b>	<b>144.42</b>	<b>1,553.00</b>	

#### Residential

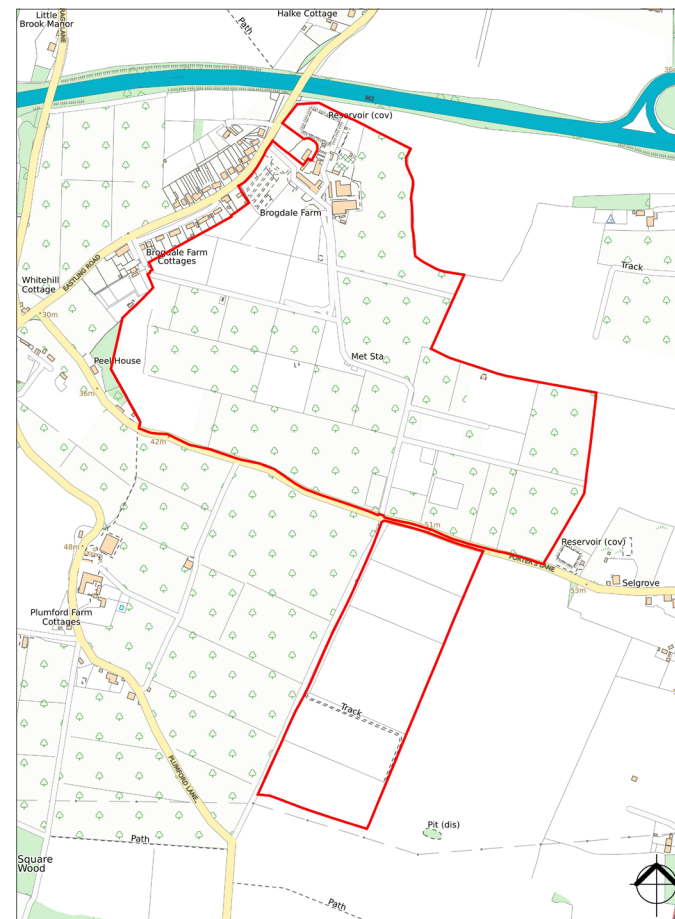
Unit Ref.	GIA		Status
	m <sup>2</sup>	ft <sup>2</sup>	
White Cottage	72.00	774.50	Let

#### Marketplace

Unit Ref.	GIA		Status
	m <sup>2</sup>	ft <sup>2</sup>	
A&B	100.17	1,077.90	Let
C	42.31	455.30	Let
A1	28.29	304.40	Let
D	56.55	608.40	Let
E	30.55	328.70	Let
F	26.14	281.30	Let
Old Dairy	111.20	1,196.40	Let
17	17.93	192.90	Let
19	22.61	243.30	Let
<b>Total</b>	<b>435.75</b>	<b>4,688.60</b>	

#### Farm Buildings

Unit Ref.	GIA		Status
	m <sup>2</sup>	ft <sup>2</sup>	
Display Shop	75.88	873.16	Let
G	212.50	2,286.50	Let
H	145.75	1,586.20	Let
M	81.00	871.50	Let
N	306.00	3,294.00	Let
P&Q	52.40	564.00	Let
R, S, U, V, Y, Z, B1, B2, Canteen	794.95	8,457.00	Let
T	26.20	282.00	Let
X	132.00	1,420.00	Let
Workshop	40.75	347.00	Let
Ground Floor Enterprise Suite	145.34	1,564.41	Let
1st Floor Enterprise Suite	135.38	1,457.24	Let
<b>Total</b>	<b>2,148.15</b>	<b>23,003.01</b>	





## Tenure

We are advised that the title is held Freehold under Title Number K705480 and is offered for sale subject to the occupational leases.

All commercial premises are let on Landlord and Tenant Act 1954 leases and have been contracted out of s.24 – s.28. The land let to DEFRA is subject to a lease under the Landlord and Tenant Act 1954 and benefits from a right to renew. The non-DEFRA land is let subject to the Agricultural Tenancies Act 1995 and is for a fixed term of 2 year or less. The residential dwelling is subject to an Assured Shorthold Tenancy agreement.

A property terrier confirming Tenants, Rents, Charges, Terms, Expiries etc. is available from George Webb Finn, upon request.

## Brogdale Collections

The National Fruit Collections have been established on site since 1952. They comprise some 4,000 varieties as a food crop collection under an International Treaty of plant genetic resources which the Government have an obligation to maintain. It is the largest collection in the world and possibly the only one with public access.

Currently the National Fruit Collections are curated by Reading University and maintained by FAST, a tenant on site.

Brogdale Collections was established as a Charity in 2009 in order to provide public access to the Collections for the purposes of education, enjoyment and awareness of the benefits of fruit as an essential part of our diets.

It achieves this by running various fruit themed events and festivals, providing tours with knowledgeable guides, courses ,education days, training days and similar related events.

The Charity was initially formed by one of the directors of Brogdale Farm Limited together with others, and has been supported by the Landlord in a manner which supports the objectives of the charity.

The Charity draws around 12,000 visitors to the site as a result of its various activities.

## Planning

There is an Outline Planning Application currently awaiting decision for the proposed development of an additional 360m<sup>2</sup> (3,767ft<sup>2</sup>) nursery school and 25 No. 95m<sup>2</sup> (1,023ft<sup>2</sup>) workshop/business units, situated on the site of the redundant reservoir and glasshouses.

It is the responsibility of the Purchaser to satisfy themselves that the current uses of the Property comply with the relevant planning permissions and building regulations in force at the time of the purchase.

## EPC

The Property has been assessed and all premises requiring an energy performance certificate are rated E or above.

The EPC certificates for the Property can be downloaded from [www.georgewebbfinn.com](http://www.georgewebbfinn.com).

## Business Rates

Please note that interested parties are advised to make their own enquiries of Swale Borough Council rates department (01795 417850).









## General

**Method of Sale** The Property is offered for sale by Private Treaty as a whole.

**Tenure** Freehold, subject to Tenancies.

**Services** Mains electricity, gas, water and drainage.

**Fixtures and Fittings** All fixtures and fittings and electrical appliances, whether mentioned or not in these particulars are excluded from the sale.

**Wayleaves, Easements and Rights of Way** The Property is being sold subject to and with the benefit of all rights, including rights of way whether public or private light support, drainage and water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to in these particulars or not.

**VAT** Any guidance prices quoted or discussed are exclusive of VAT. In the event that a sale of the Property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

**Local Authority** Swale Borough Council, Swale House, East St, Sittingbourne ME10 3HT. Tel: 01795 423431.

**Health and Safety** Given the potential hazards we ask you to be as vigilant as possible when making your inspection for your own safety, particularly around the car park and the farm yard.

**Legal Costs** Each party to be responsible for their own legal costs.

**Viewings** Strictly by confirmed appointment with George Webb Finn LLP.

**Photographs** The photographs included within these particulars were taken June 2023.

**Plan** The plans provided by George Webb Finn are for identification purposes only and the purchaser(s) should satisfy themselves prior to exchange of contracts.

**Hectares (& Acres)** The areas provided are for guidance only and are given without responsibility. Any intending purchaser(s) should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the areas.

**Fencing & Boundaries** The purchaser(s) must satisfy themselves on the location of the boundaries from the Land Registry plans and the Vendor's deed plans (where available).

## Directions

From the M2, at junction 6 take the A251 exit to Faversham/Ashford and turn left onto the A251 Ashford Rd. Continue over the roundabout, taking the 2nd exit. At the lights, turn left onto Canterbury Rd/London Rd/A2 and continue for 0.4 miles before turning left onto Brogdale Rd. Continue for approximately 0.7 miles, crossing back over the M2 and Brogdale Farm is situated on the left.



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