



Land & Property Experts



**LAND OFF SANDHURST ROAD, NEAR ROLVENDEN, KENT**



# LAND OFF SANDHURST ROAD, NEAR ROLVENDEN KENT

Rolvenden	-	2.0 miles
Sandhurst	-	2.2 miles
Benenden	-	2.3 miles

**A parcel of gently sloping pasture with a predominantly south/south-west facing elevation. Woodland shaws and stream frontage.**

- Pasture with a woodland shaws
- Stream frontage
- Road frontage
- Located within an AONB
- In all about 13.1 acres (5.3 ha)

**GUIDE: OFFERS IN EXCESS OF £200,000**

**VIEWING:** - Strictly by appointment via the sole agents:

BTF Partnership  
Euston House  
82 High Street  
Heathfield  
East Sussex  
TN21 8JU  
01435 864455

## LOCATION

The land is located within an Area of Outstanding National Beauty (AONB), approximately 2 miles to the south-west of Rolvenden, 2.2 miles to the north-east of Sandhurst, and 2.3 miles to the south-east of Benenden.



## DESCRIPTION

The property, which is registered under Title Number K778302 (part of), briefly comprises a parcel of Grade 3 agricultural land divided by a woodland shaw into two pasture fields. The property also benefits from further woodland shaws to the south-eastern and north-western corners, together with a stream running the western boundary, and road frontage to the southern boundary.

In recent years vineyards have been created by an adjoining landowner, which may suggest that the land described within these sale particulars could be suitable for the planting of vines. However, purchasers must rely upon their own research.

## DIRECTIONS

From The Bull Inn public house in Rolvenden, proceed west on the B2086 towards Benenden. After approximately half a mile, turn left onto Sandhurst Lane (signposted Sandhurst). Continue on Sandhurst Lane (which becomes Sandhurst Road) for approximately 1.5 miles, whereafter the gated entrance to the land will be found on the right-hand side.

## WHAT3WORDS

Remove.decoded.workbench

## SERVICES

There are no services connected.

## ACCESS

Access is via double wooden gates set back from Sandhurst Road.

## TENURE

The property is freehold and will be sold with vacant possession upon completion.

## LOCAL AUTHORITY

Part of the property falls within the jurisdiction of Tunbridge Wells Borough Council, and part within the jurisdiction of Ashford Borough Council.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

There are no public footpaths crossing the property.



### MINERALS, SPORTING RIGHTS AND TIMBER

All mineral rights, sporting rights and standing timber so far as they are owned are included in the Freehold.

### ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

### PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

### PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify identity and residence of purchasers

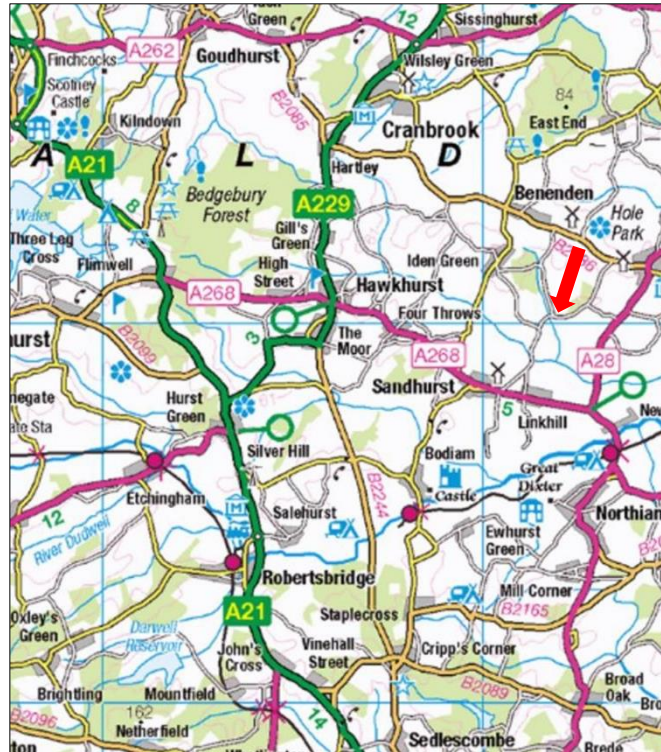
### AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact

All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

### VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.







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[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

82 High Street, Heathfield, East Sussex TN21 8JD