



**Plot C Hever Road, Edenbridge, TN8 5DJ
Offers In Excess Of £50,000**

Plot C Hever Road, Edenbridge, TN8 5DJ

Agricultural land adjoining one acre convenient for Edenbridge

DESCRIPTION

Land opportunity with two agricultural plots situated in Edenbridge. The land is situated off Hever Road and is situated close by to existing residential homes and commercial premises.

The land potentially could be used for a variety of uses and potential development subject to all the necessary planning consents. The land is open pasture and not been fenced off.

The land is split into two sections - B and C - and can be bought together or separately.

Illustrations show plot B and C and are for guidance purposes

Our client will consider

- 1) Straight purchase.
- 2) Purchase with Option Agreement.
- 3) Purchase with Overage.

A buyer's fee is payable on completion of the sale to Ibbett Mosely for options 2 and 3 and through the solicitors only of the eventual selling price, in addition to the agreed purchase price. Payment of the buyer's fee being instructed by the seller and forming part of the property seller's sale contract. It is the buyer's responsibility to seek advice as to whether SDLT is payable on the buyer's fee. Please contact us for more information.

Location

On the outskirts of Edenbridge, a short distance from the town centre, The land is a short drive from Edenbridge town centre, Waitrose, Lidl and Edenbridge Town railway station with its direct links into Central London. Stangrove Park and Edenbridge Leisure Centre are also within easy reach. There are also sought-after schools in the town and more in the nearby villages including the sought-after primary schools in Four Elms, Crockham Hill and Chiddingstone a short drive away. There are multiple bus routes located nearby too with bus stops only a short walk away. The motorway network can be accessed at junction six of the M25 and Gatwick Airport can be reached by car in twenty-five minutes.

CONVENANTS

"THE Land Owner hereby covenants with the Board so as to benefit and protect the said rights that it will not on the parts of the said land lying within Five feet of each side of any gas main or pipe laid or to 1 of 2

C: Charges Register continued be laid in exercise of the said rights erect any building boundary wall or other erection of any kind nor on such parts of the said land alter the surface level thereof nor plant trees or shrubs therein nor damage or suffer to be damaged any such gas main nor do or suffer to be done anything which may interfere with the free flow and passage of gas through any such gas main PROVIDED that nothing herein contained shall operate to prevent or hinder the Land Owner selling or otherwise disposing of the said land should it at any time desire to do so subject to the said rights PROVIDED further that nothing in the clause contained shall prevent the Land Owner from erecting boundary fences across the line of the main PROVIDED that no substantial post or other support for such fence shall be erected at a distance from the main of less than Two feet."

2 The land is subject to the following rights granted by a Deed dated 28 April 1959 made between (1) Fairfield Property Investments Kent Limited (Land Owner) and (2) South Eastern Gas Board:-

The easement privilege right and liberty of laying constructing maintaining and using mains and pipes for carrying gas of a size hereinafter mentioned in and under the said land the positions of such mains and pipes being indicated by red lines on the said plan and of inspecting maintaining repairing altering and renewing such mains and pipes and of obtaining access to the same at all reasonable times (and in emergency at any time) for any of such purposes Together with the easement privilege and right of support for the gas mains and apparatus from the subjacent and adjacent land and soil including minerals of the Land Owner. Size of Mains Yards in Length 10 inch 193

NOTE: The red lines referred to are shown by a blue broken line on the title plan.

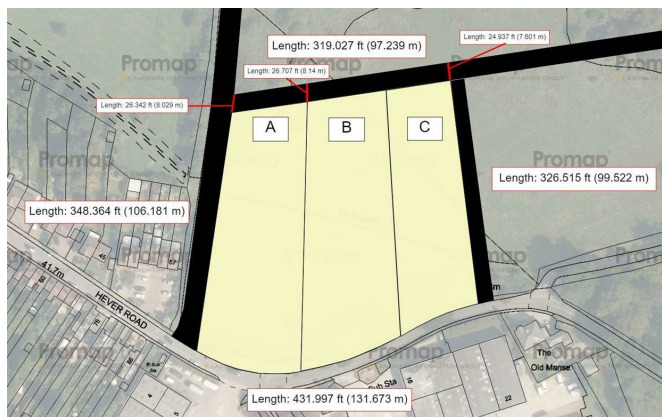
3 (20.12.2002) The land is subject to the rights granted by a Deed dated 11 December 2002 made between (1) Trevor James Burrage and Anthony Maurice Burrage and (2) The Incorporated Trustees of the Care Fund Charity.

The said Deed also contains restrictive covenants by the Grantor.

NOTE: Original filed under K795846.

4 (01.06.2020) A Transfer of the land in this title dated 6 April 2020 contains restrictive covenants.

5 (04.03.2021) The land is subject to a profit a prendre for grazing



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