



Ibbett Mosely

St. Piers Lane, Lingfield RH7 6PN
£185,000



St. Piers Lane, Lingfield, RH7 6PN

An attractive block of grazing land situated in a lovely location totalling about 3 acres situated on a quiet lane convenient for Lingfield and Edenbridge

- Grazing land totalling about 3 acres
- Attractive situation
- situated off St Piers Lane
- Quiet Country Lane
- Idyllic Location
- Public right of way with turnstile

Land opportunity with this attractive grazing land situated in a quiet lane. The land extends to about 3 acres and is currently used for sheep grazing.

DESCRIPTION

Land opportunity with this attractive grazing land situated in a quiet lane. The land extends to about 3 acres and is currently used for sheep grazing. There is a public right of way and turnstile access.

TENURE The property is offered Freehold, subject to the remaining term of an existing licence with a local farmer for grazing and hay making until May 2023.

SERVICES No services are connected. Prospective purchasers should rely on their own enquiries with regards to local availability of any further connections.

METHOD OF SALE The grazing land is offered for sale by Private Treaty. The selling agent may set a date for best and final offers and interested parties are advised to register their interest with the selling agent, in order to be kept updated on the sales process.

LOCATION

On the outskirts of Lingfield, situated on a quiet country lane, a short distance from the village and further distant is a short drive to 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.

AGENTS NOTE

The land is sold on an unconditional basis, purchasers considering alternative uses or even development are deemed to rely upon their own enquiries.

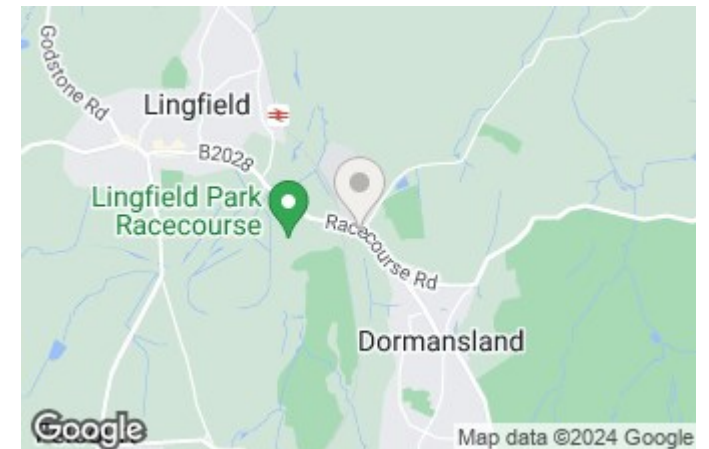
Please note there is a public right of way

The owner will fence off the land that is currently open plan.

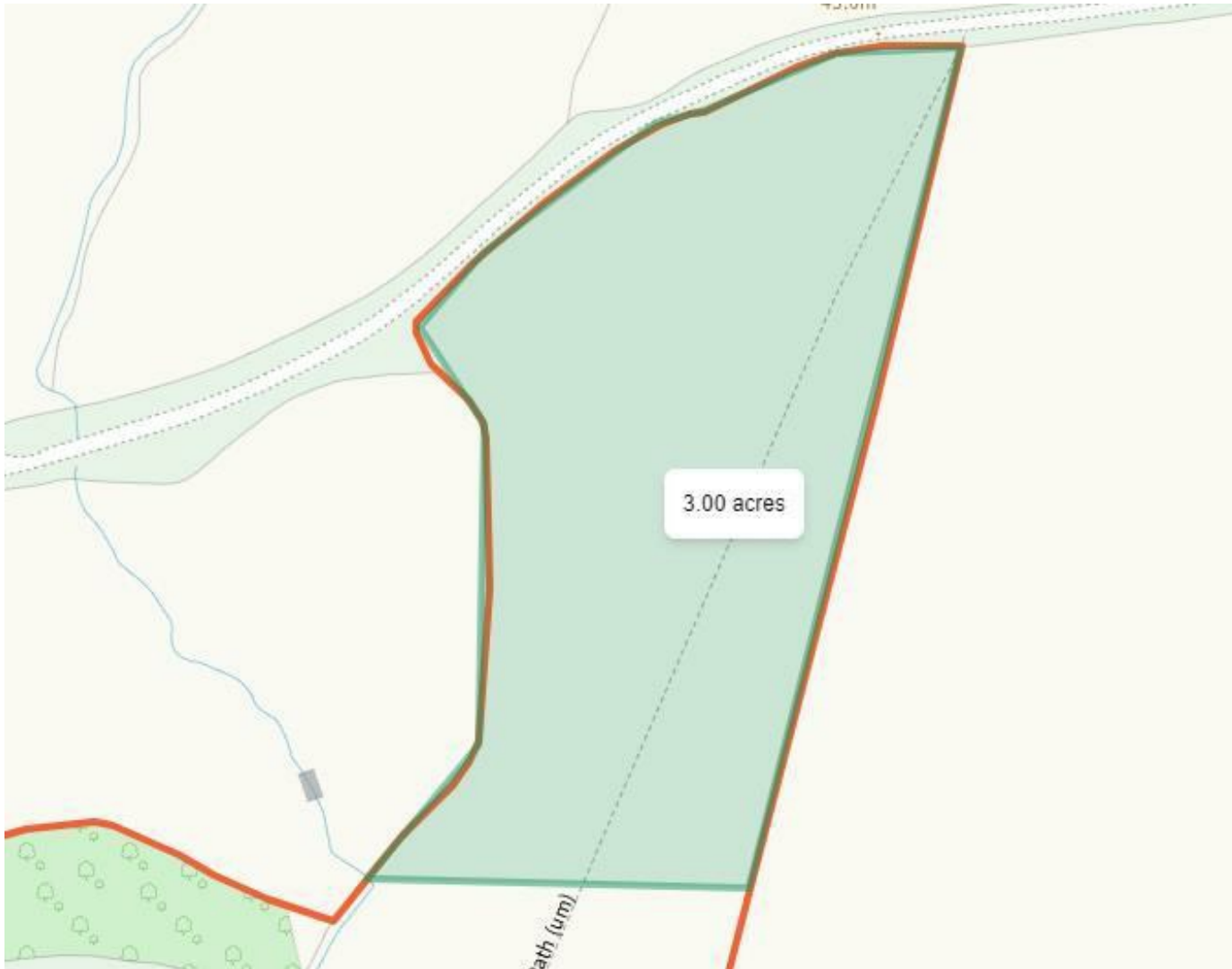
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments expenditure or other legal commitments.

All dimensions/measurements are approximate and the owner reserves the right to change any terms
Flood risk: Very low (<0.1% pa)







Ibbett Mosely

TONBRIDGE 01732 351323

TONBRIDGE@IBBETTMOSELY.CO.UK

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London