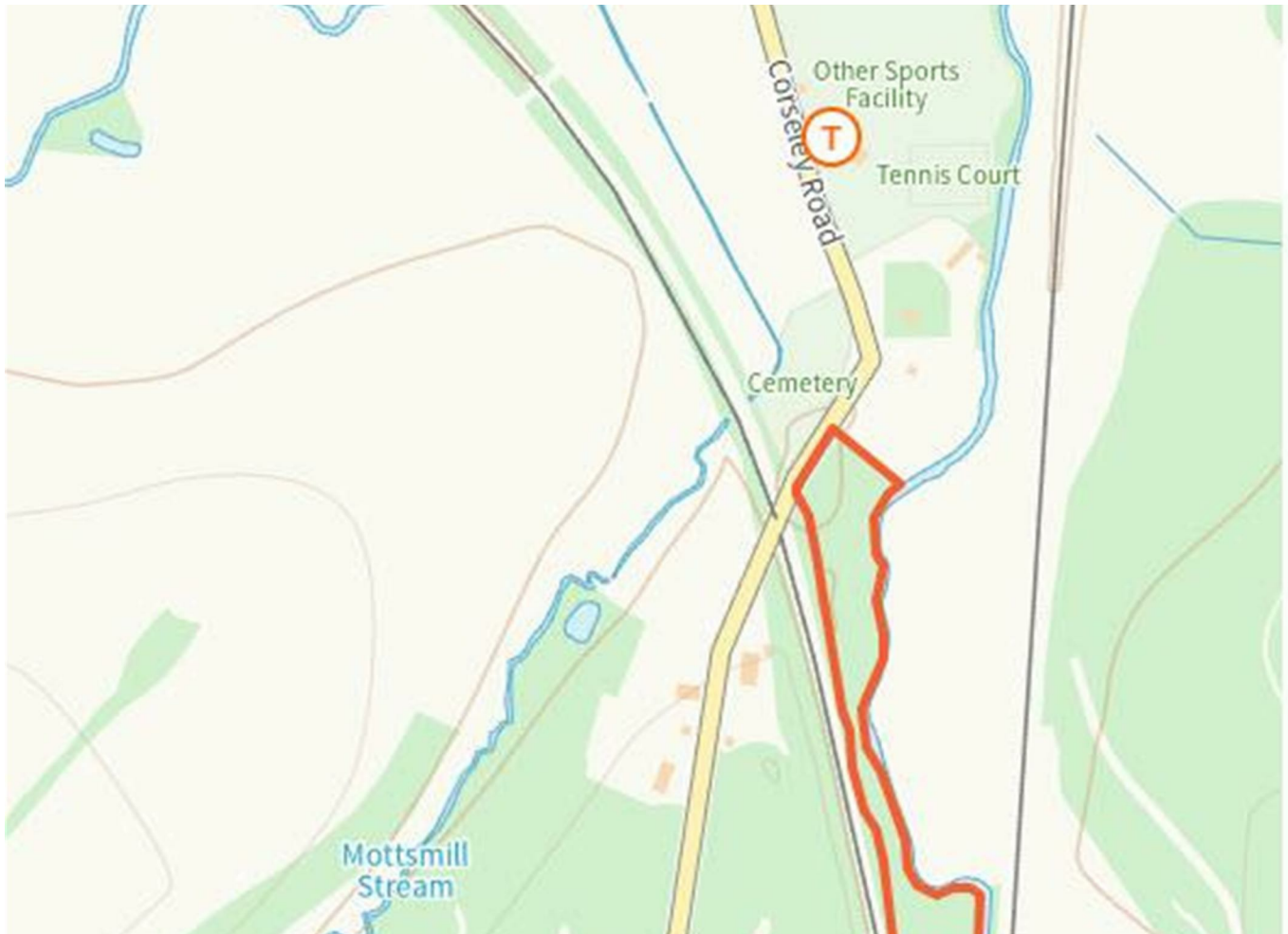


Ibbett Mosely



land to south Groombridge, Tunbridge Wells, TN3 9SE
Price £300,000

land to south Groombridge, Tunbridge Wells, TN3 9SE

Land opportunity in a delightful setting with about 3.53 acres. There is a Delapidated wooden barn / storage shed on the land. The land is situated on a quiet country lane.

- Situated off quiet lane in Groombridge
- Land totalling about 3.53 acres
- Delapidated Barn/ storage shed
- Land runs alongside Railway Line

EPC Rating-

Land opportunity with about 3.53 acres situated on a quiet country lane with open access off the lane. The plot descends to the rear section and is on different levels. There is a Delapidated barn/ storage shed originally about 236 sq ft (according to property data) and that can be found near the entrance. Edridge stream runs alongside the plot along with the mainline railway line.

LOCATION

The desirable village of Groombridge occupies a stunning position in the High Weald Area of Outstanding Natural Beauty. The village has various local amenities including a convenience store, a bakery, a local pub, a village hall and a primary school. The small town of Crowborough offers further amenities within four miles, while popular Tunbridge Wells is six miles away, offering a wealth of amenities and facilities. The town has the delightful and renowned Pantiles, with its boutique shops, restaurants and independent cafés, as well as the excellent and varied shopping, leisure and cultural facilities of the town centre. Some of the finest state schools in the country, including The Skinners' School and Tunbridge Wells Girls Grammar School can be found in the town. Nearby Eridge station offers services to London Bridge (1 hour), while Tunbridge Wells has more regular services to London Charing Cross(55 minutes), while the M25 is easily reached via the A21.

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.

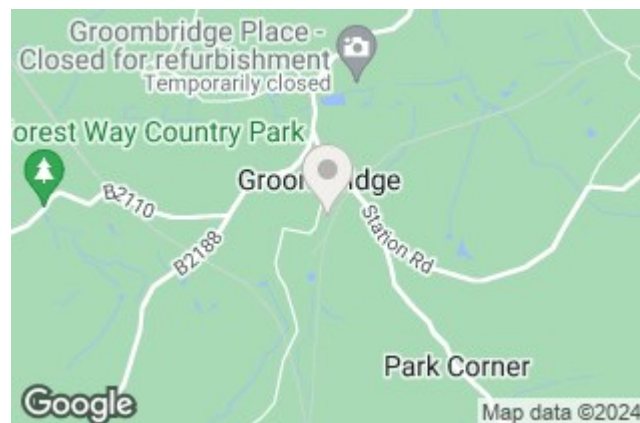
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you,

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: Medium (1% - 3.3% pa)



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