



Ibbett Mosely

Land at St. Piers Lane, Lingfield RH17 6PN



## Land, St. Piers Lane, Lingfield, RH7 6PN

**An attractive block of grazing land situated in a lovely location totalling about 14.5 acres situated on a quiet lane convenient for Lingfield and Edenbridge**

- Grazing land totalling about 14.5 acres
- Convenient for Lingfield and Edenbridge
- Public Footpath
- situated off St Piers Lane
- Attractive situation
- Five bar gate access
- Quiet Country Lane

Grazing land opportunity with this attractive grazing land situated in a quiet lane. The land extends to about 14.5 acres and is currently used for sheep grazing and the land has its own entrance via 5 bar gate

### DESCRIPTION

Land opportunity with this attractive grazing land situated in a quiet lane. The land extends to about 14.5 acres and is currently used for sheep grazing and the land has its own entrance via 5 bar gate off St Piers Lane. There is a public footpath and right of way.

There is a stream that runs to the other side of the boundary and is not included in the plot and the boundary is denoted by the fence and hedge on that side of the stream.

There are no restrictions or covenants on the land that the sellers are aware of

**TENURE** The property is offered Freehold

**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, 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. What three words ///feel.farmer.cure

### 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.

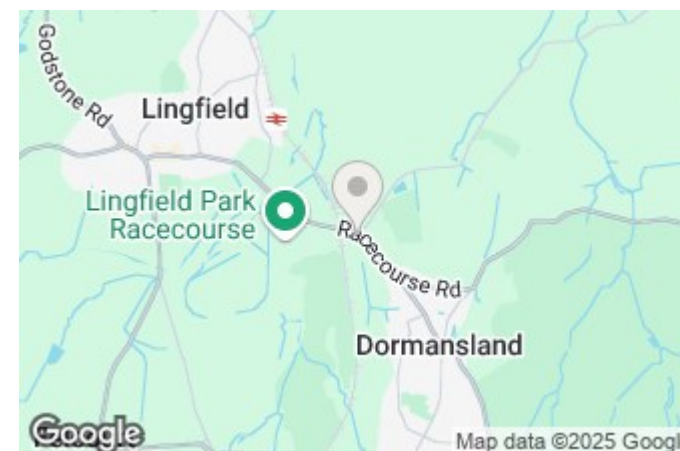
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guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Photographs of land are for illustration purposes only.

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.

Flood risk: Very low (<0.1% pa)











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