



Ibbett Mosely

Plot 1, Land at St. Piers Lane, Lingfield RH7 6PN



## Plot 1, St. Piers Lane, Lingfield, RH7 6PN

**Being sold via Secure Sale online bidding. Terms & Conditions apply. An attractive block of grazing land situated in a lovely location approaching one acre situated on a quiet lane convenient for Lingfield and Edenbridge**

- land approaching one acre
- Convenient for Lingfield and Edenbridge
- Public Footpath right of way
- situated off St Piers Lane
- Attractive situation
- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- Five bar gate access via shared vehicular/ pedestrian and livestock right of way
- Quiet Country Lane

Starting price £27,000 Being sold via Secure Sale online bidding. Terms & Conditions apply. Grazing land opportunity with this attractive grazing land situated in a quiet lane. The land extends to approaching an acre and is currently used for sheep grazing and the land has a shared vehicular right of way via a 5 bar gate off St.Piers lane.

### DESCRIPTION

Land opportunity with this attractive grazing land situated in a quiet lane. The land extends to almost an acre measuring about 0.949 of an acre and is currently used for sheep grazing.

The land has its own shared entrance via 5 bar gate off St Piers Lane. There is a public footpath and right of way and there is a vehicular, livestock and pedestrian right of way to access the plots and beyond.

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.

### 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. Photographs represent the whole field and not selected plot

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. Photographs of land are for illustration purposes only. The access is via a vehicular 5 bar gate off St piers lane and the vehicular/ pedestrian/ livestock access will be shared by all landowners and they will be responsible for the upkeep and maintenance of their allocated section. The freeholder will maintain 24 hour access and has permission to allow access to other parties now and in the future

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.

The existing owner with an agreed time frame would be paid in an overage amount of 20 % should planning permission be granted for any development and the new owners benefit from the uplift and details to be finalised via solicitors

Flood risk: Very low (<0.1% pa)

### AUCTION NOTES

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either by, conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.









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