



Ibbett Mosely

Parcel of Land Wellers Town Road, Chiddingstone, Edenbridge,
TN8 7BL



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A GREAT OPPERTUNITY TO PURCHASE YOUR OWN PARCEL OF WOODLAND CLOSE TO CHIDDINGSTONE

GUIE PRICE: £115,000

- Freehold
- Direct Road Access
- 0.25 Acres
- Well Situated
- Timber Cabin
- Mains Electric & Water

DESCRIPTION

A new owner can truly immerse themselves in nature on this attractive parcel of woodland. There is a timber cabin providing kitchenette and wc, along with mains electric and water supply together with a cess pit.

The property is easily accessible with space to park within the wood itself. The woodland includes mature oak and Beech offering a good supply of firewood. A timber shed is included to provide useful storage.

The wood is situated about 1 mile south from the village of Chiddingstone. There are no public footpaths in or adjoining the wood.

ACCESS

Access is via a timber vehicle gate off Rywell Road (an owner will be provided the combination number for these locked gates). A driveway allows an owner to drive in and park a car within the wood

itself.

SITUATION: The land is located on the outskirts of Chiddingstone. Chiddingstone is an attractive historic village and includes a good range of amenities. Cowden Train station is located 2.4 miles to the south west.

DIRECTIONS: The nearest postcode to the property is TN8 7BL. The property is located on the north side of Rywell Road, approximately 100m west of a junction with a public bridleway lane.

LOCAL AUTHORITY: Sevenoaks Town Council Offices, Bradbourne Vale Road, Sevenoaks, Kent, TN13 3QG

SERVICES: Mains electric and water, private sewage.

SITUATION: The freehold of the land is offered for sale with the benefit of vacant possession on

completion.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The property is subject to and with the benefit of all rights, including rights of way whether public or private, light and support, drainage, water and electricity supplies, other rights and obligation, easements and quasis easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains water and gas and other pipes whether referred to these in the particulars, or not.

VIEWING: Strictly by appointment

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.



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Sevenoaks 01732 452246

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