



LAND ON THE WEST SIDE OF THE GROVE
PEMBURY | TUNBRIDGE WELLS | KENT | TN2 4BU
Offers in Excess of £35,000



**Lambert
& Foster**

LAND ON THE WEST SIDE OF THE GROVE, PEMBURY, TUNBRIDGE WELLS, KENT TN2 4BU

A well situated block of woodland extending to 1.74 acres (0.70 hectares) in a village location

PEMBURY VILLAGE 0.5 MILES | TUNBRIDGE WELLS 3.7 MILES | HIGH BROOMS STATION 3.9 MILES

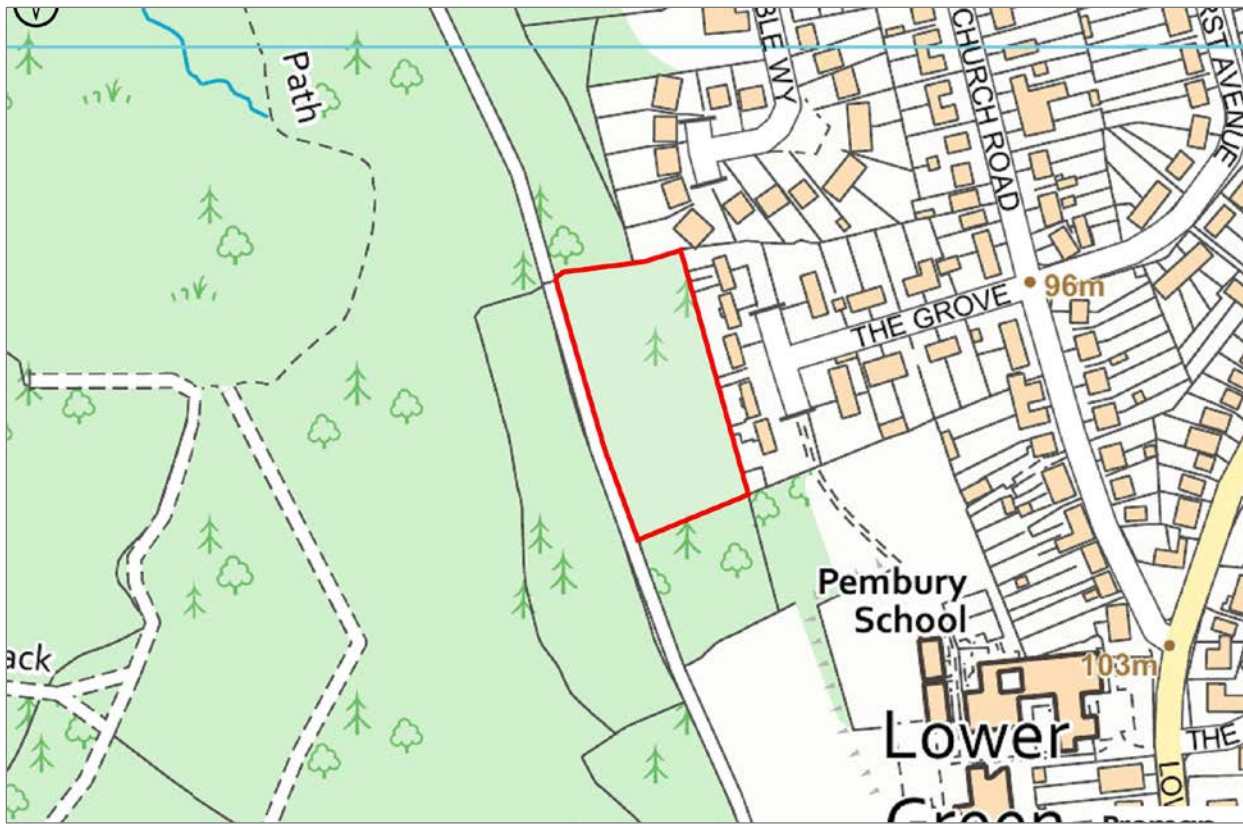


DESCRIPTION

Situated in a convenient location, close to the Spa town of Tunbridge Wells, the land comprises a block of south westerly sloping, mixed coppice woodland extending to some 1.74 acres (0.70 hectares). It benefits from direct access with a dropped kerb from The Grove.

DIRECTIONS

From the High Street in Pembury turn left onto Lower Green Road (so the village green is on the right hand side) and continue for approximately 0.8 Miles until you pass Pembury Primary School on your left hand side, then turn left onto Church Road. Take the first left onto The Grove and continue for 120m and the woodland entrance is located directly ahead.



VIEWING

At any reasonable time during daylight hours, having notified the selling agents Paddock Wood office (01892 832325). Contact Will Jex for further information.

MONEY LAUNDERING REGULATIONS

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

METHOD OF SALE

The land is offered for sale by Private Treaty.

TREE PRESERVATION ORDER

The woodland is subject to a Tree Preservation Order under reference 5025/2015/TPO (Tunbridge Wells Borough Council).

SERVICES

We understand that no services are connected to the land. Prospective purchasers should rely on their own enquiries with regard to local availability of any further service connections.

NOTE

There is a well trodden path which runs from The Grove centrally through the woodland to the footpath at the western boundary. We understand that this is unauthorised.

MINERAL, SPORT AND TIMBER RIGHTS

Included in the freehold sale.

WHAT3WORDS

Using the What3Words app, access to the land is located at wells.common.brief.

TENURE

The land is offered freehold with Vacant Possession.

LOCAL AUTHORITY

Tunbridge Wells Borough Council. Mount Pleasant Road, Royal Tunbridge Wells, TN1 1RS. Tel: 01892 526121.

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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



Lambert & Foster



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