



Land at Groombridge Hill
Groombridge, Kent



Land at Groombridge Hill, Groombridge, Kent, TN3 9LZ

An attractive block of pasture with woodland shaws in a prominent location with extensive road frontage to Groombridge Hill, near the sought after town of Royal Tunbridge Wells. In all some 32.06 acres (12.97 Hectares).

Tunbridge Wells 4.5 miles, Crowborough 5.5 miles, East Grinstead 11.5 miles

Grazing Land | Direct Road Access
Accessible Location | Approximately 32.06 acres (12.97 ha) in total | Offers in Excess of £375,000

Situation

The property is situated on Groombridge Hill to the B2110 Groombridge Hill Road, approximately half a mile to the North of Groombridge village. Groombridge contains limited local facilities, whilst more extensive shopping, recreational and transport links are situated nearby in Tunbridge Wells which lies some 4.5 miles to the west.

The Land

The property comprises some 32.06 acres (12.97 Hectares) of predominantly grassland, and is naturally split into two separate parcels by a small area of woodland shaw.

The northern parcel comprises good quality, broadly level permanent pasture with 475m of road frontage to Groombridge Hill. Also included within this parcel of land is a prominently located advertisement board which provides an opportunity for an additional income stream. The advertisement board was previously used to advertise Groombridge Place, located just 1 mile to the south. The southern parcel of land comprises woodland shaw and undulating rough grazing, with a separately fenced paddock.

General

Method of sale: The land is offered for sale by Private Treaty. The joint selling agents may set a deadline for Best and Final Offers in the event that significant interest is received.

Tenure: The land is offered freehold with Vacant Possession.

Access: The land benefits from two vehicular access points from Groombridge Hill (B2110), as shown marked with a brown circle on sale plan.

Services: Mains water is connected to the southern parcel of land only. Prospective purchasers should rely on their own enquiries with regards to local availability of any further service connections.

Wayleaves, Easements and Rights of Way:

The property is sold 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 obligations, easements and quasi 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 in these particulars, or not.

Agri-Environment Schemes: The land is within an entry level stewardship scheme and the buyers will be obliged to comply with the terms of scheme, and to accordingly indemnify the sellers against any breach of compliance until the expiry of the scheme. Further details are available for the selling agents.

Designations: The land is classified as Grade III on the DEFRA Agricultural Land Map. The land is located within the High Weald National Landscape Area (formerly the Area of Outstanding Natural Beauty) and the majority of the woodland is classified by Natural England as being ancient and semi-natural woodland.

Sporting, timber and mineral rights: Mineral, Timber and Sporting Rights are included in the freehold sale, in so far as they are owned.

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

VAT: Any Guide Price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Overage: It is proposed that a 25% overage clause will be imposed for a period of 30 years from date of sale on residential development on the property. Further details are available from the selling agents.

Health and safety: Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection for your







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own personal safety. Please contact the selling agents to arrange a viewing.

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.

Directions

Head west out of Tunbridge Wells along the A264 (Langton Road), continuing through Langton Green. After 3.1 miles you will pass Groombridge Farm shop on the right hand side. Continue for a further 0.2 miles and the first gated access to the land will be located on the left hand side. The second gated access is a further 0.1 miles on the left hand side.

Using the free What3Words App, the two gated entrances to the land are located at: ///freezing.fixture.verve

Viewing

Strictly by appointment with the joint selling agents, please contact Will Banham (Strutt & Parker) Tel. 01273 805648 or 07818 237049 will.banham@struttandparker.com or Will Jex (Lambert & Foster) Tel. 01892 832325 or 07842 422497 will.jex@lambertandfoster.co.uk.

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