



MEADOW WOOD LAND
PENSURST | TUNBRIDGE WELLS | TN3 0LW
Guide Price £355,000



**Lambert
& Foster**

MEADOW WOOD LAND, PENSHURST ROAD, PENSHURST, ROYAL TUNBRIDGE WELLS, KENT TN3 0LW

A rare chance to purchase 26.3 acres/10.64 hectares of pasture and ancient, semi-natural woodland in between Penshurst and Bidborough with high amenity value and ideal for equestrian use.

PENSHURST 1.2 MILES | TUNBRIDGE WELLS 5.3 MILES | SPELDHURST 2.2 MILES



DESCRIPTION

The pasture and woodland extends to 26.3 acres (10.64 hectares) of gently undulating pasture with an adjoining block of mixed broadleaf woodland on the outskirts of the sought after village of Penshurst in Kent and only a short drive from nearby Tunbridge Wells and Tonbridge.

Accessed via a private gated entrance off Penshurst Road, a track through the woodland leads to approximately 18.17 acres (7.35 hectares) of pasture split into two fenced fields. The mixed broadleaf woodland adjoins the fields to the southwest in a shallow valley dissected by a number of established private paths and an attractive stream, extending to 8.13 acres (3.29 hectares).

METHOD OF SALE

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

DIRECTIONS

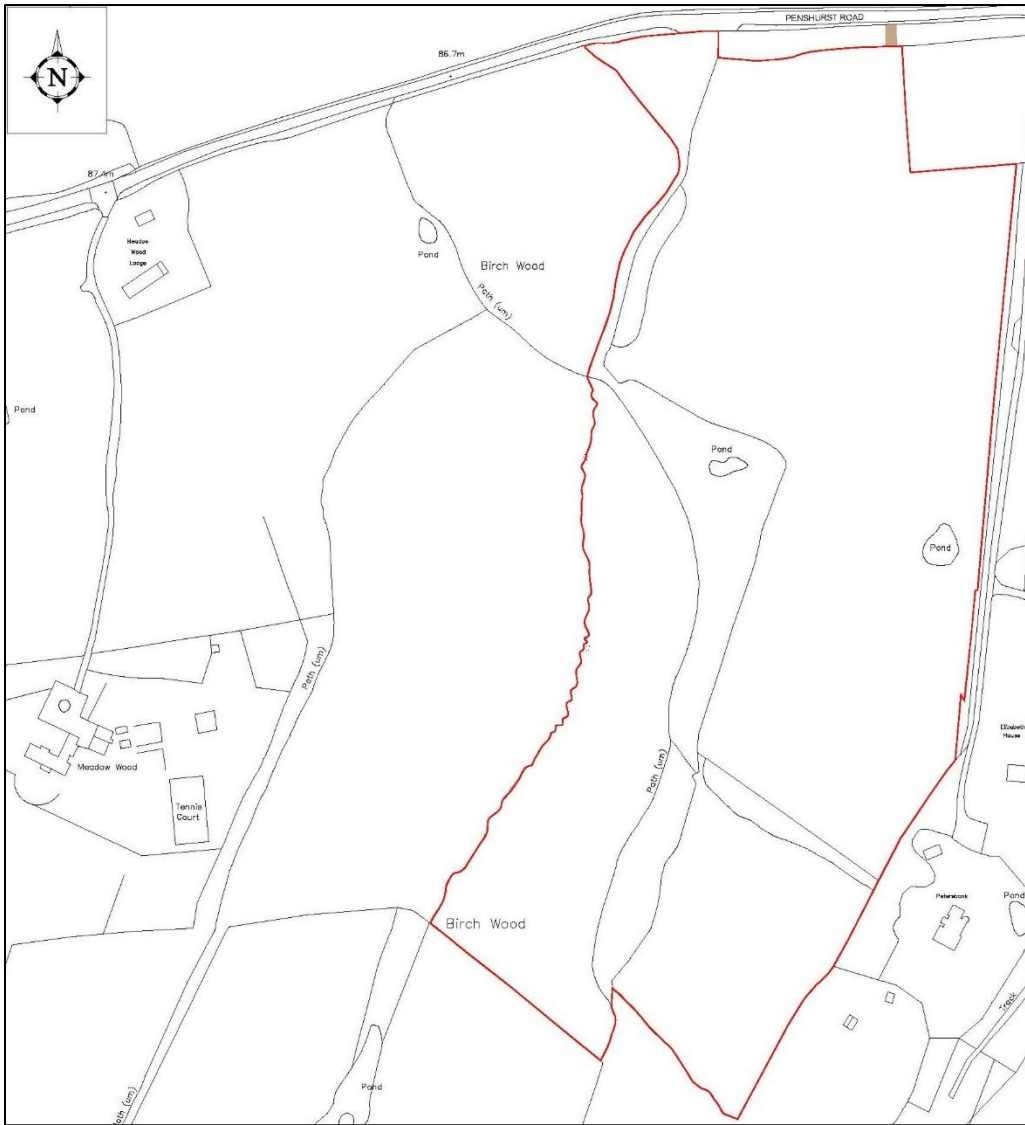
From the A21 Tonbridge Bypass, head south along London Road for 0.8 miles before turning right onto Bidborough Ridge. Continue along this road, which later becomes Penshurst Road, for 2.3 miles. The gated entrance to the land will be located on the left hand side.

ACCESS

The land is accessed from a gated entrance directly off the Penshurst Road in the northwest corner of the land. This leads through the woodland to the pasture. There is a secondary access to the land in the northeastern corner, via a gated entrance also off the Penshurst Road.

TENURE

The land is currently grazed informally by a local farmer but is offered with Vacant Possession on completion.



DESIGNATION

The land is located within the High Weald National Landscape Area (formerly the Area of Outstanding Natural Beauty) and all of the woodland is classified by Natural England as being ancient and semi-natural woodland.

RESTRICTIVE COVENANT

The land is subject to a restrictive covenant in favour of the National Trust. This states, *“Not to develop or permit or suffer any development of the property hereby transferred”*. Further details are available on request from Lambert & Foster.

SERVICES

No services are connected. Prospective purchasers should rely on their own enquiries with regards to local availability of any service connections.

MINERAL, SPORT AND TIMBER RIGHTS

Included in the freehold sale.

LOCAL AUTHORITY

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

WHAT3WORDS

Using the free What3Words App, the gated entrance to the land is located at: [///emerge.claps.method](https://www.what3words.com/#!/emerge.claps.method).

VIEWING

Strictly by appointment only. Please contact Alan Mummery or Will Jex. Lambert & Foster, 77 Commercial Road, Paddock Wood, Kent TN12 6DS. Tel: 01892 832325. Alan.mummery@lambertandfoster.co.uk or will.jex@lambertandfoster.co.uk.

PARTICULARS, PLANS & 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.

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, made in person, of your passport or photo driving licence. Solicitor certified copies may be accepted. Lambert & Foster apologise for any inconvenience this may cause but it is a legal requirement. Unfortunately, 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.

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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