



WELL WOOD
SCOTLAND LANE | COBHAM | KENT | DA12 3BH
Guide Price £60,000



**Lambert
& Foster**

WELL WOOD, SCOTLAND LANE, COBHAM, KENT DA12 3BH

A very pretty parcel of mature mixed broadleaf coppice woodland extending in all to some 4.11 acres (1.66 hectares) on the outskirts of the sought after village of Cobham, Kent.

COBHAM 1 MILE | GRAVESEND 4 MILES | ROCHESTER 5 MILES



DESCRIPTION

Well Wood comprises an easily accessible block of mature mixed broadleaf coppice woodland, extending in all to some 4.11 acres (1.66 hectares). The woodland is filled with a carpet of bluebells and wild garlic adding to its amenity.

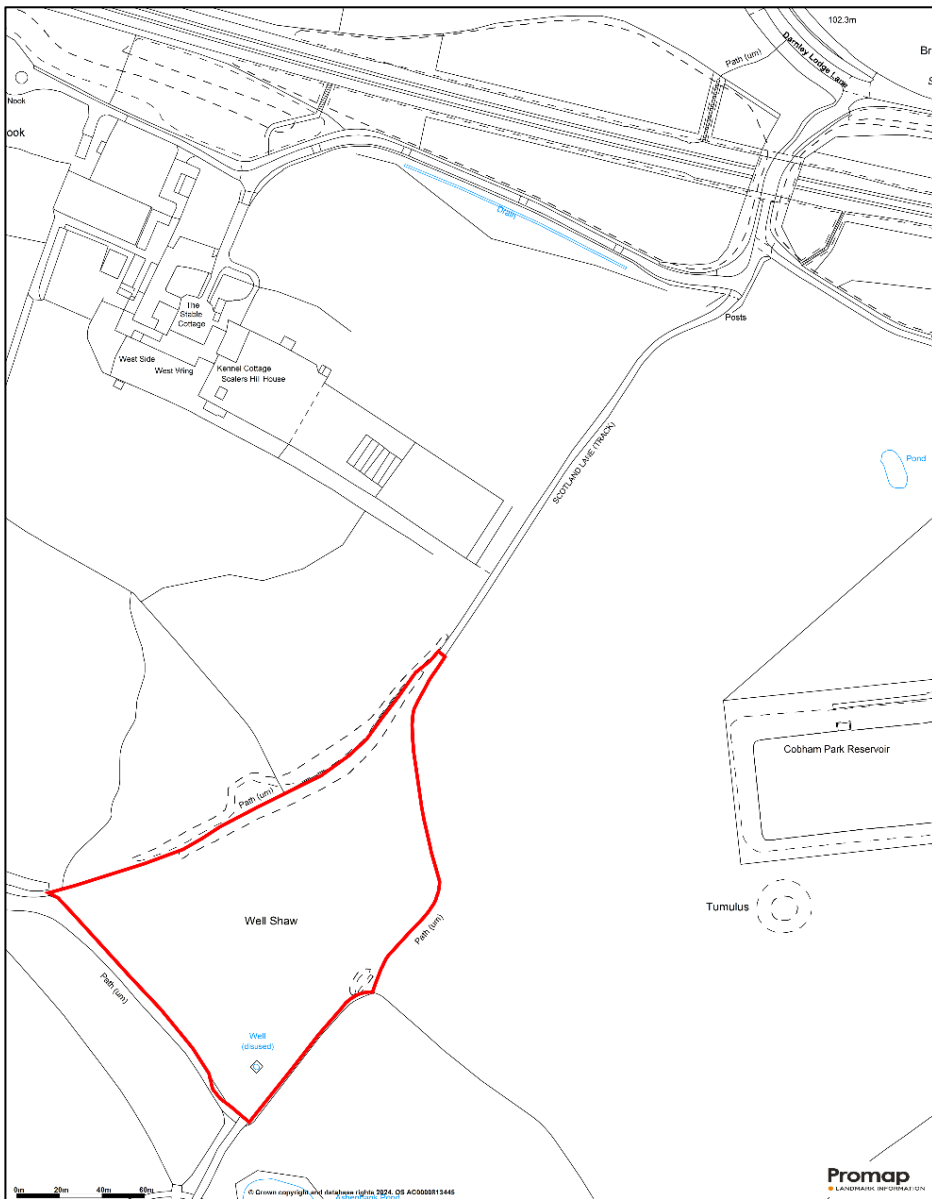
The woodland is bordered to the north, east and west by public byways (Scotland Lane) and to the south by Jeskyns Community Woodland which belongs to Forestry England.

ACCESS

The woodland is accessible via Scotland Lane, which links up with the A2 to the north or to Cobham village to the south where access adjoins the National Trust property Owletts (DA12 3AP).

METHOD OF SALE

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



WHAT3WORDS

Using the What3Words app, the northern tip of the land is located at [///chef.planet.trades](https://www.what3words.com/#!/?w3w=///chef.planet.trades).

RESTRICTIONS

The sale will be subject to the following restrictions:

- 1) No off-road motor vehicle sports.
- 2) No motorcycle scrambling.

LOCAL AUTHORITY

Gravesham Borough Council (Tel 01474 337000)

SERVICES

No services are connected to the land.

DIRECTIONS

The nearest postcode to the land is DA12 3BH. From the Cobham War Memorial roundabout, head north along Halfpence Lane for 0.8 miles, before taking the first exit at the roundabout onto Darnley Lodge Lane. Continue for 0.3 miles before turning left onto Scotland Lane. Head south down the public byway until you reach a fork in the track, at which point the land is located directly ahead. Alternatively access can be made from the south along the same byway from The Street adjacent to Owletts.

MINERAL, SPORT & TIMBER RIGHTS

Included in the freehold sale.

TENURE

Freehold with vacant possession.

VIEWING

At any reasonable time during daylight hours, having notified the selling agent Lambert & Foster's Paddock Wood office on 01892 832325. Contact Will Jex for more information.

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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OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA