



LONGLANDS  
RINGLESTONE ROAD | HARRIETSHAM | KENT | ME17 1NX  
Guide Price £490,000



**Lambert  
& Foster**

## LONGLANDS, RINGLESTONE ROAD, HARRIETSHAM, KENT ME17 1NX

A ring fenced block of Grade III pasture with dual road frontage, situated in a convenient location on the outskirts of Harrietsham in Kent.  
In all some 52.99 acres (21.44 hectares)

M20 HOLLINGBOURNE INTERCHANGE 6.5 MILES | MAIDSTONE 10.5 MILES | SITTINGBOURNE 6.5 MILES



### DESCRIPTION

A well located block of Grade III pasture within the Kent Downs National Landscape area. The land extends in all to some 52.99 acres (21.44 Hectares), with dual road frontage to the north and south, enclosed by further agricultural land to the east and west. The land has previously been in arable use and may be suitable to revert to this use, subject to obtaining the necessary permissions.

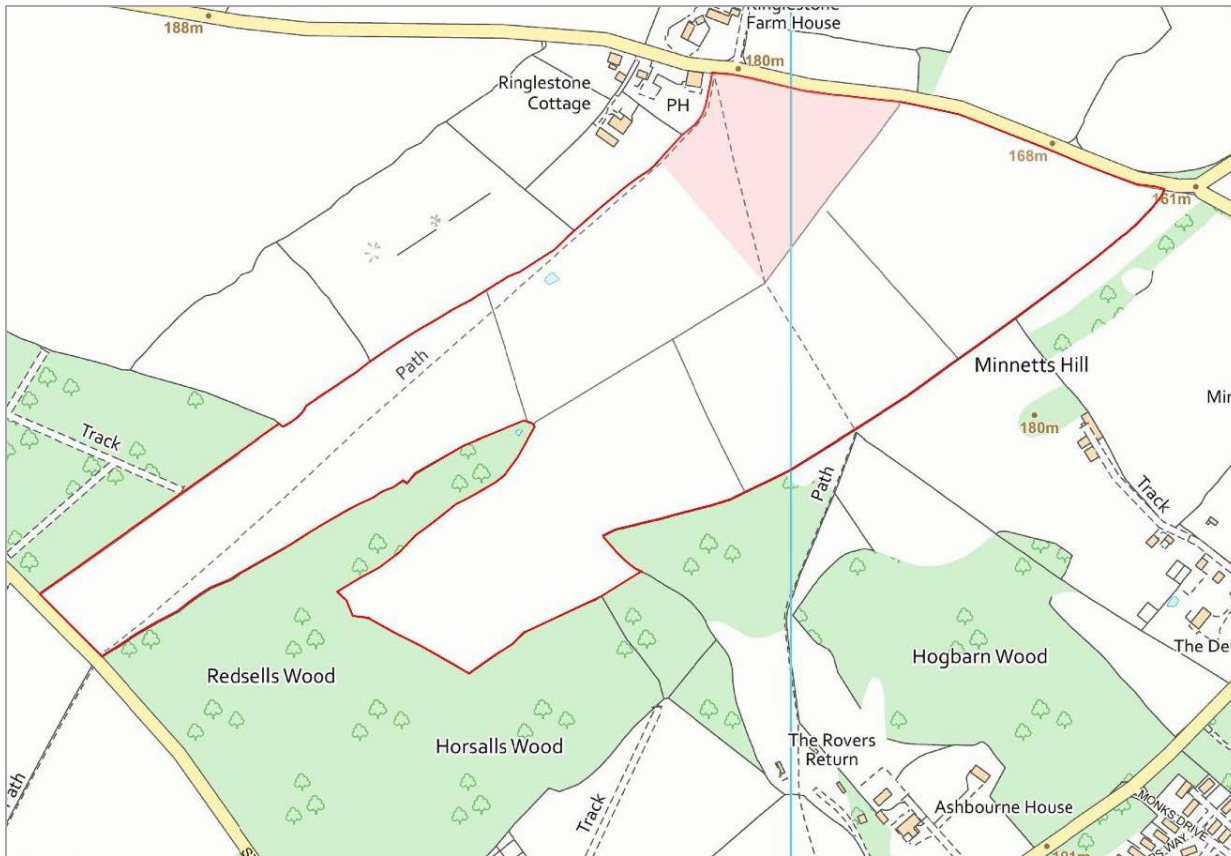
The land is described by Soilscape as slightly acid loamy and clayey soils with slightly impeded drainage and moderate to high fertility.

### DIRECTIONS

From Harrietsham Village Hall, head north along Stede Hill and after 1.8 miles, the gated entrance to the land will be located on the right hand side. To access the land from the north, continue along Stede Hill for a further 0.4 miles before turning right onto Ringlestone Road. Proceed for 0.6 miles and the land will be located on the right hand side, immediately past the Ringlestone Inn.

### ACCESS

The land is accessed via a number of gated entrances from Ringlestone Road to the north, and Stede Hill to the south.



## METHOD OF SALE

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

## TENURE

The land is sold subject to a grazing licence which expires on 10<sup>th</sup> October 2024. The land is offered freehold with Vacant Possession on completion.

## FOOTPATHS

The land is crossed by two public footpaths', (see sale plan) KCC Reference KH209 and KH209A.

## RESTRICTIVE COVENANT

The land shaded pink on the sale plan is subject to a restrictive covenant, dated 6<sup>th</sup> May 1949, preventing the erection of any temporary or permanent buildings.

## EASEMENT

Easements in favour of Mid Kent Water and UK Power Networks pass through the property. Please contact Lambert & Foster for further details.

## GENERAL

**Local Authority:** Maidstone Borough Council (01622 602557)

**Mineral, Sport & Timber Rights:** Included in the freehold sale.

**Services:** The land is connected to mains water. Prospective purchasers should rely on their own enquiries with regard to local availability of service connections.

**What3Words:** Using the free What3Words app, the gated entrances to the land are located at [///splinters.slightly.cyclones](#)  
[///dashes.spotted.schematic](#) [///firmer.explains.upholding](#)

## VIEWING

Strictly by prior notification to Lambert & Foster's Paddock Wood office on 01892 832325, option 3. Enquiries directed to Will Jex.

## 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.

## MONEY LAUNDERING

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.

**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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