



HOPPER HUTS AND LAND
HUNTON ROAD | MARDEN | KENT | TN12 9SJ
Guide Price £180,000 - £200,000



**Lambert
& Foster**

HOPPER HUTS AND LAND, HUNTON ROAD, MARDEN, KENT TN12 9SJ

A range of former brick built hopper huts and outbuildings with grassland extending to 4.52 acres (1.83 hectares) in between the villages of Marden and Hunton in Kent.

MARDEN RAILWAY STATION 1.8 MILES | STAPLEHURST 6.5 MILES | MAIDSTONE 8.7 MILES



DESCRIPTION

The Hopper Huts and Land along Hunton Road extend in all to 4.52 acres (1.83 hectares). Located in the south west corner of the land close to the gated entrance are the brick-built Hopper Huts (46 sq.m) under a pitched slate tile roof and concrete floor, which have been divided into 4 storage areas, each with individual timber doors. To the rear of the Hopper Huts is a small kitchen garden area, with a number of raised vegetable beds.

Attached to the Hopper Huts is a timber lean-to (47 sq.m) incorporating a rest room clad with corrugated iron. An additional timber and corrugated iron lean-to (25.19 sq.m) is located further to the east. The buildings front an area of hard standing for parking.

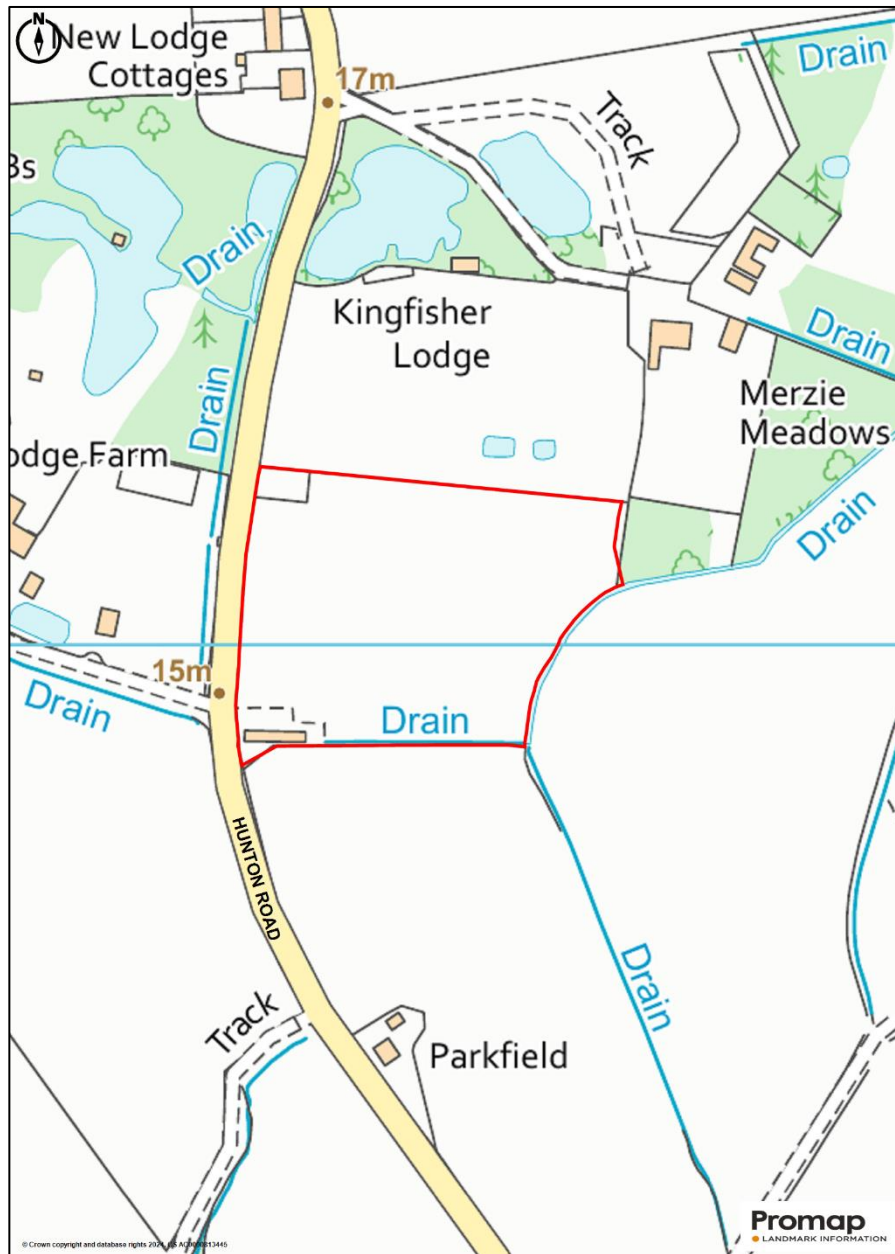
The land comprises a rectangular block of level Grade III grassland. It is enclosed by hedges and post and rail fencing. Within the field is a small fenced off orchard with a variety of different species fruit and nut trees.

ACCESS

The property is accessed via a private gateway from Hunton Road.

METHOD OF SALE

The property is offered for sale by Informal Tender. Offers must be submitted by noon on Wednesday 2nd October 2024 using the attached form. For any queries, please contact the selling agent.



DIRECTIONS

The nearest postcode to the land is TN12 9SJ. From Marden Village Centre, head north along Pattenden Lane and follow for 0.7 miles, before turning left at the T-junction, onto Hunton Road. Continue along Hunton Road for 1.1 miles, and the entrance to the land will be located on the right hand side.

WHAT3WORDS

Using the What3Words app, the entrance to the property along Hunton Road is located at [///barks.relief.silent](https://www.what3words.com/#!/barks.relief.silent).

GENERAL

Tenure: Freehold with vacant possession

Services: The property is connected to mains water and electricity.

Flood Zone: The property is located within Flood Zone 3, an area with high risk of flooding.

Local authority: Maidstone Borough Council, Tel: 01622 602000.

VIEWING

Strictly by appointment only. Please contact Lambert & Foster's Paddock Wood office on 01892 832325 Option 3. Contact Will Jex or Alan Mummery 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