



LAND TO THE EAST OF SPRAY HILL
LAMBERHURST, TUNBRIDGE WELLS, KENT TN3 8JA



**Lambert
& Foster**

LAMBERHURST 0.7 MILES | ROYAL TUNBRIDGE WELLS 8.8 MILES | HAWKHURST 7.3 MILES

LAND TO THE EAST OF SPRAY HILL, LAMBERHURST, TUNBRIDGE WELLS, KENT TN3 8JA

An attractive block of permanent pasture and regenerated woodland with frontage to the River Teise extending in all to some 8.32 acres (3.36 hectares), situated between Lamberhurst Golf Club and the A21 Lamberhurst Bypass.

GUIDE PRICE £75,000 FREEHOLD



DESCRIPTION

Lying immediately to the east of Lamberhurst Golf Club and to the west of the A21 Lamberhurst Bypass, the land comprises an attractive block of permanent pasture and regenerated woodland with frontage to the River Teise to the north. The land is dissected by the shared access track, with the northern parcel extending to 6.7 acres (2.71 hectares) and the parcel to the south of the access track extending to 1.62 acres (0.65 hectares).

ACCESS

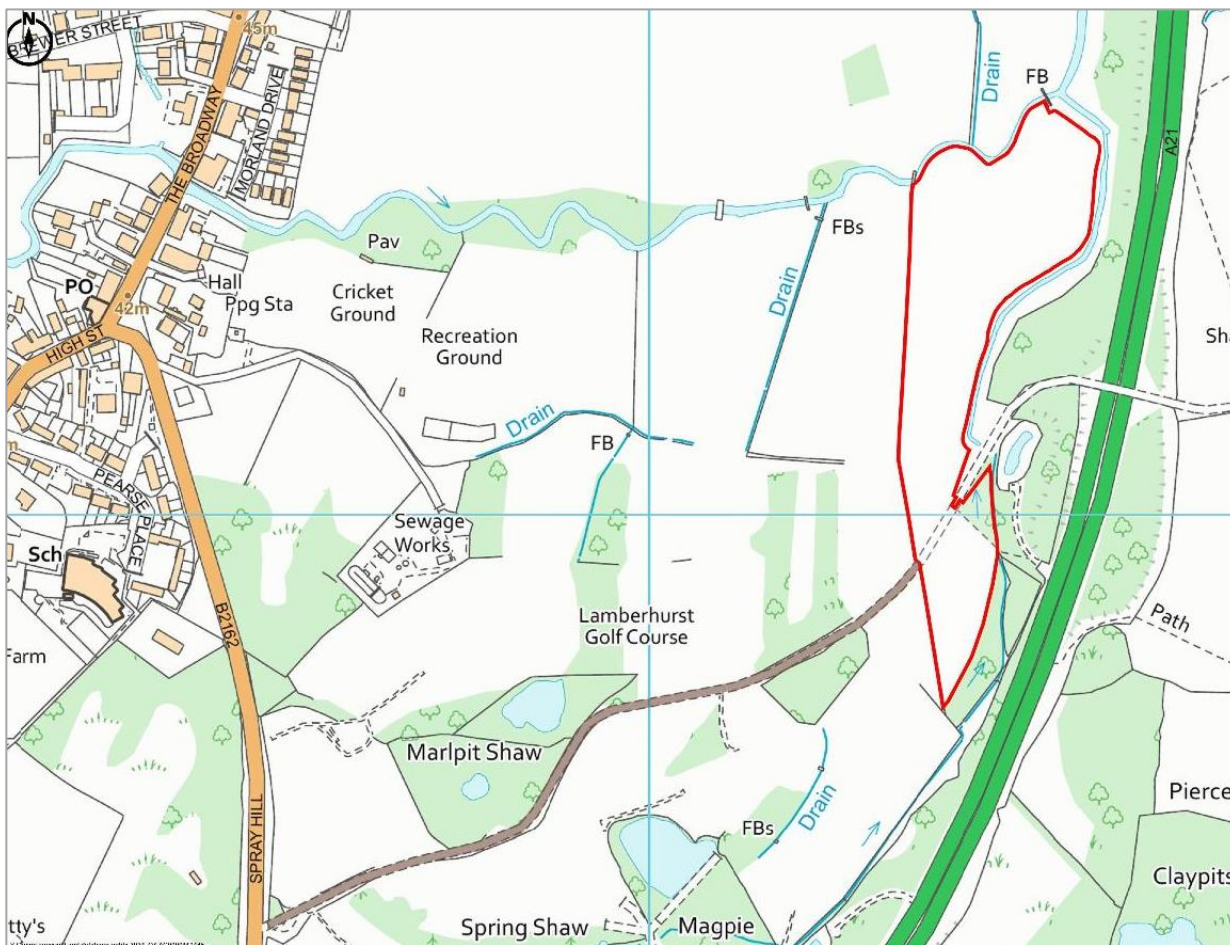
The land is accessed via a right of way over a shared access track off Spray Hill, as shown shaded brown on the sale plan. This right of way is limited to agricultural use only.

DIRECTIONS

From Lamberhurst High Street, head south along Spray Hill for 0.3 miles before the access track can be located on the left hand side, indicated by double gates. Continue along the access track, through the Lamberhurst golf course, for 0.4 miles before reaching the land.

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.



COUNTRYSIDE STEWARDSHIP AGREEMENT: The land is enrolled in a Mid-Tier Countryside Stewardship Agreement until 31st December 2026. Further details of the scheme are available on request.

MINERAL, SPORT AND TIMBER RIGHTS: Included in the freehold sale.

FOOTPATHS: The land is crossed by a number of public footpaths. KCC Reference WT378, WT375, WT417.

VIEWING: The land can be viewed from the public footpaths at any reasonable time. For an accompanied viewing, please contact the Paddock Wood Office on 01892 832325 (Option 3). Enquiries directed to Will Jex or Alan Mummery.

WHAT3WORDS: The entrance to the access track can be located at [///stag.clasps.pint](https://stag.clasps.pint). Continue along the access track, and the beginning of the land can be located at [///press.gobblers.pool](https://press.gobblers.pool)

TENURE: The land is offered freehold with Vacant Possession.

SERVICES & UTILITIES: No services are currently connected to the land. Prospective purchasers should rely on their own enquiries with regard to local availability on request.

LOCAL AUTHORITY: Tunbridge Wells Borough Council (01892 526121) Mount Pleasant Road, Tunbridge Wells, TN1 1RS www.tunbridgewells.gov.uk

FLOOD & EROSION RISK: The northern half of the land is located within Flood Zone 3. The southern half of the land is located within Flood Zone 1 – an area with low risk of flooding.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

UPPER MEDWAY INTERNAL DRAINAGE BOARD: The land is subject to an annual rate payable to the drainage board. For 2024/25, the rate is £9.03.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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.

MONEY LAUNDERING REGULATION: 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.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS