



125

— YEARS OF —

**Lambert
& Foster**



LAND NORTH EAST OF WATER LANE
HAWKHURST, KENT TN18 5AP



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An attractive block of recently grubbed orchard now presented as pasture, together with woodland, pond and a yard including former Hopper Huts. In all, the land extends to some 25.61 acres (10.36 hectares). Available as a whole or in 2 Lots.

LOT 1: 22.93 acres of farmland - Guide Price £230,000

LOT 2: Hopper Huts with 2.68 acres -Guide Price £125,000

AS A WHOLE: £355,000



DESCRIPTION

An attractive block of recently grubbed orchard now presented as pasture, together with woodland and a yard comprising former hopper huts. In all, the land extends to some 25.61 acres (10.36 hectares). Available as a Whole or in 2 Lots.

LOT 1

Extending in all to 22.93 acres (9.28 hectares), Lot 1 comprises gently sloping former orchard land which has been recently grubbed and now laid to pasture (17.04 acres), together with 5.89 acres of mixed broadleaf woodland located in the valley on the northern edge of the boundary.

All of the land is extensively drained at 11 metre spacing with beach backfill to 30 centimetres of the surface. Land Information System classifies the soil as a fertile clay loam (Soilscape 8).



LOT 2

A yard extending in all to some 2.68 acres (1.08 hectares) comprising a range of dilapidated former hopper huts with potential (STP), bordering woodland and ponds and with independent access from Water Lane.

ACCESS: The land is accessed via private gated entrances off Water Lane. Both Lot 1 and Lot 2 have independent access from Water Lane.

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: Freehold with vacant possession.



DIRECTIONS: From Hawkhurst crossroads, head north along Cranbrook Road heading towards Hartley and Cranbrook. After 2 miles, turn right onto Water Lane and continue for 0.4 miles where both entrances to the property will be located on the left hand side.

VIEWING: Strictly by prior arrangement only. Contact Will Jex or Alan Mummery at: **Paddock Wood Office:** 01892 832325 Option 3.

WHAT3WORDS: ///conspire.different.being. The entrance to Lot 2 can be located at ///presides.duty.dribble.

SERVICES & UTILITIES: No services are currently connected to the land, however it is understood that a water main runs in Water Lane. There is also an electricity pole in Lot 1, offering the possibility for connection, subject to the necessary consents. Prospective purchasers should rely on their own enquiries with regard to local availability of service connections.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

FLOOD & EROSION RISK: 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).

FOOTPATHS: There are no public rights of way passing through the land.

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

RESTRICTIONS

The sale will be subject to the following restrictions:

- 1) No off-road motor vehicle sports.
- 2) No motorcycle scrambling.
- 3) No stationing of mobile homes or caravans.

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:

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