



125

— YEARS OF —

**Lambert
& Foster**



LAND AT PARSONAGE FARM
CRANBROOK ROAD, BENENDEN, KENT TN17 4ES



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An attractive block of broadly level, ring fenced permanent pasture with a woodland shaw and pond, extending in all to some 7.51 acres (3.03 hectares), located in the favoured village of Benenden, Kent.

GUIDE PRICE £80,000 FREEHOLD



DESCRIPTION

The Land at Parsonage Farm comprises an attractive, ring fenced block of broadly level permanent pasture with a thin strip of woodland on its eastern boundary, and a pond within the field boundary. The land extends in all to some 7.51 acres (3.03 hectares), and is located approximately 0.3 miles to the west of the crossroads in the favoured High Weald village of Benenden, Kent.

ACCESS

Applicants should be aware that a Public Footpath runs contiguous along the eastern boundary of the land and as noted on the KCC definitive Rights of Way map. The route of this footpath is illustrated on the sale plan.

DIRECTIONS

From the Benenden Crossroads, head west along Cranbrook Road and after 0.3 miles, the entrance to the footpath will be located on the left hand side of the road.

AMENITIES

Local amenities include a village community store and The Bull Inn public house, with the nearby towns of Cranbrook and Tenterden providing more extensive amenities. The renowned Benenden School is located in close proximity to the land, together with a number of nearby National Trust and private gardens attracting international visitors.

LOCATION PLAN

For identification purposes only.



METHOD OF SALE: The property is offered for sale via Private Treaty. If demand dictates, the agent may set a deadline for Best and Final Offers in the event that significant interest is received.

VIEWING: During daylight hours, via the footpath WC312A. Please contact Will Jex for further information at the **Paddock Wood Office:** 01892 832325 (Option 3).

WHAT3WORDS: Using the free What3Words app, the centre point of the field can be located at [///along.shorter.cackling](https://www.what3words.com/along.shorter.cackling)

TENURE: Freehold

SERVICES & UTILITIES:

The land is sold with no services connected. Applicants should rely on their own investigations as to the availability of service connections.

BROADBAND & MOBILE COVERAGE: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

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

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.



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



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