



125

— YEARS OF —

**Lambert
& Foster**



**ASTROLOGERS HALL LAND, SHEEPHURST LANE,
MARDEN, KENT TN12 9NX**



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& Foster**

MARDEN 2.2 MILES | PADDOCK WOOD 5.7 MILES | MAIDSTONE 9.8 MILES

ASTROLOGERS HALL LAND, SHEEPHURST LANE, MARDEN, KENT TN12 9NX

An attractive block of broadly level permanent pasture with planning permission for the erection of an agricultural barn and store, extending in all to some 13.4 acres (5.42 hectares) and located on the outskirts of Marden. Available as a whole or in 2 Lots.

LOT 1: Guide Price £130,000 LOT 2: Guide Price £60,000

AS A WHOLE: £190,000



Lot 1



Lot 2

DESCRIPTION

The land extends in all to some 13.4 acres (5.42 hectares) and comprises an attractive block of broadly level pasture with planning permission for the erection of an agricultural barn, split into two lots either side of the access track. For sale as a whole or in two Lots.

LOT 1 – 7.69 Acres

Extending in all to 7.69 acres (3.11 hectares), Lot 1 comprises a broadly level block of attractive ring fenced permanent pasture, with two dew ponds and planning permission for the construction of an agricultural barn. Planning permission was granted under reference 25/500448/AGRIC for the erection of an agricultural building (7m x 10m) with an attached enclosed secure storage building (7m x 2.5m) and hardstanding, which is to be located near to the gated entrance to the land.

Copies of the plans relating to the permitted agricultural building and store are available on the Maidstone Borough Council planning portal, or on request from the selling agent.

LOT 2 – 5.71 Acres

Extending in all to 5.71 acres (2.31 hectares), Lot 2 comprises a broadly level block of attractive permanent pasture which is dissected by a meandering dyke and row of mature trees. The land is enclosed with stock proof fencing, and is surrounded by further agricultural land.

ACCESS: The land is accessed via a right of way along a private farm track off Sheephurst 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 Marden High Street, head south along West End Road (B2079) towards Goudhurst. After approximately 1 mile, turn right onto Sheephurst Lane and continue for a further 1.1 miles before the entrance to the land will be located on the right hand side.

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

WHAT3WORDS: Using the What3Words app, the entrance to Lot 1 can be located at `///stable.strongman.daunted`. The entrance to Lot 2 can be located at `///dentures.plans.anchorman`.

SERVICES & UTILITIES: Lot 1 is connected to mains water. Lot 2 has previously been connected to water, however will require a new mains supply. Prospective purchasers should rely on their own enquiries with regard to local availability of service connections.

LOCAL AUTHORITY: www.maidstone.gov.uk (01622 602000).

FLOOD & EROSION RISK: Lot 1 is located partially in Flood Zone 3 and the remainder in Flood Zone 1. Lot 2 is located entirely within Flood Zone 3.

FOOTPATHS: There is a public footpath passing diagonally through Lot 1, reference KM244. A public footpath also runs along the private access track between Lot 1 and Lot 2, reference KM257. Please refer to the Kent County Council Online public rights of way map for details.

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

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.



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