



125

— YEARS OF —

**Lambert
& Foster**



LAND AT RUNHAM LANE
HARRIETSHAM, KENT ME17 1WS



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& Foster**

HARRIETSHAM 1 MILE | MAIDSTONE 8.4 MILES | ASHFORD 12.2 MILES

LAND AT RUNHAM LANE, HARRIETSHAM, KENT ME17 1WS

An agricultural building set within a block of gently sloping grassland and woodland shaw, situated in an accessible location on the outskirts of Harrietsham in Kent. Extending in all to some 3.74 acres (1.51 hectares).

GUIDE PRICE £80,000 FREEHOLD



DESCRIPTION

The land comprises a timber frame agricultural building with weatherboard cladding under a pitched roof, currently used for agricultural storage, together with a block of grassland and woodland shaw extending in all to some 3.74 acres (1.51 hectares). The agricultural building has previously been used for livestock and storage purposes, but could be altered for equestrian stabling or alternative uses, subject to the necessary consents.

The land has frontage to Runham Lane, with its own private access.



DIRECTIONS

From Harrietsham village centre, head southeast along East Street which merges to become Sandway Road. After 0.8 miles, turn right on Runham Lane. After a further 0.2 miles, having crossed the overpass of the M20, the land will be located on the right-hand side.

METHOD OF SALE

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



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

VIEWING: During daylight hours. Contact Will Jex at Lambert & Foster's Paddock Wood Office: 01892 832325 Option 3.

ACCESS: The land is accessed via a private gated entrance off Runham Lane.

WHAT3WORDS: ///gloves.cricket.goofy

TENURE: Freehold with Vacant Possession.

SERVICES & UTILITIES: The land is not currently connected to any mains services. Prospective purchasers should rely on their own enquiries with regard to local 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.maidstone.gov.uk

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

FLOOD & EROSION RISK: The land is located in 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 crossing the land. Please refer to the Kent County Council online public rights of way map for details.

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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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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