



125

— YEARS OF —

**Lambert
& Foster**



LAND AT MEADOW WOOD
PENSHURST ROAD, PENSHURST, TUNBRIDGE WELLS TN3 0LW



**Lambert
& Foster**

PENSHURST 1.2 MILES | TUNBRIDGE WELLS 5.3 MILES | SPELDHURST 2.2 MILES

LAND AT MEADOW WOOD, PENSHURST ROAD, PENSHURST, TUNBRIDGE WELLS, KENT TN3 0LW

An attractive block of pasture and woodland extending in all to some 22.94 acres (9.28 hectares), available as a whole or in 3 lots, with access from Penshurst Road, near the sought after town of Royal Tunbridge Wells.

AS A WHOLE £300,000 LOT 1 £125,000 LOT 2 £75,000 LOT 3 £100,000 (only available to buyer of Lot 1)



DESCRIPTION

An opportunity to purchase some 22.94 acres (9.28 hectares) of undulating pasture and mixed broadleaf woodland, on the outskirts of the popular village of Penshurst in Kent. Available for sale as a whole, or in 3 lots.

Lot 1 – comprising 9.04 acres of attractive, undulating permanent pasture, with road access via two rights of way (marked brown on the sale plan). The buyer of Lot 1 will be responsible for erecting and thereafter maintaining a new stock proof fence between the newly created southern boundary with Lot 3 (unless Lot 3 is also purchased).

Lot 2 – comprising 4.77 acres of ancient and semi-natural woodland with a high density of mature oak specimens (some of which are over 200 years old), interspersed with other mixed broadleaf species. A woodland management plan is in place, allowing for the harvesting/thinning of a proportion of the woodland. The woodland is subject to a TPO, reference TPO 006/1970/T. Further details are available on request.

Lot 3 – comprising an additional block of undulating pasture, extending in all to some 9.13 acres. This Lot will only be made available to the buyer of Lot 1 due to access limitations.

DESIGNATION:

The land is located within the High Weald National Landscape Area (formerly the Area of Outstanding Natural Beauty) and all of the woodland is classified by Natural England as being ancient and semi-natural woodland, and is subject to a TPO.

ACCESS:

The land is accessed via established gated entrances off Penshurst Road. If sold separately in Lots, appropriate rights of way will be granted through Lot 2 in order to access Lot 1 & Lot 3. Please note, Lot 3 will only be available to a buyer of Lot 1, and is not separately available.

METHOD OF SALE:

The land is offered for sale by Private Treaty. The selling agents may set a deadline for Best and Final Offers in the event that significant interest is received.

TENURE:

The land is offered freehold with Vacant Possession.

RESTRICTIVE COVENANT:

The land is subject to a restrictive covenant in favour of the National Trust. This states, *"Not to develop or permit or suffer any development of the property hereby transferred"*. Further details are available on request from Lambert & Foster.

SERVICES:

The land is not connected to any services. Prospective purchasers should rely on their own enquiries with regards to local availability of any service connections.

MINERAL, SPORT AND TIMBER RIGHTS:

Included in the freehold sale.

LOCAL AUTHORITY:

Tunbridge Wells Borough Council, Mount Pleasant Road, Royal Tunbridge Wells, TN1 1RS. 01892 526121.

WHAT3WORDS:

Using the free What3Words App, the gated entrances to the land can be located at:

///wool.fuels.dress

///boxing.grand.frosted

///melon.lights.loses

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not.



VIEWING: Strictly by appointment only. Please contact Will Jex on 01892 832325 or will.jex@lambertandfoster.co.uk

TENURE: Freehold

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

COVENANTS: Covenants Relate to this property.

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 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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PROPERTY PROFESSIONALS FOR 125 YEARS