



LAND AT YEW TREE FARM
MOONS GREEN LANE | WITTERSHAM | KENT | TN30 7PR
Guide Price £225,000



**Lambert
& Foster**

LAND AT YEW TREE FARM, MOONS GREEN LANE, WITTERSHAM, KENT TN30 7PR

An attractive block of level pasture with a range of field shelters and Wealden Ponds in a private location, near the sought after village of Wittersham.
In all some 20.42 acres (8.26 hectares)

WITTERSHAM 1.3 MILES | RYE 6.8 MILES | TENTERDEN 6 MILES



DESCRIPTION

The Land at Yew Tree Farm comprises 20.42 acres (8.26 Hectares) of attractive, broadly level Grade III grassland subdivided into 6 fields, separated by stock fencing and native hedging. The land is situated in a private location with direct access onto a bridle path, and is nearby to the village of Wittersham. There are a number of field shelters located around the land, together with Wealden ponds.

In recent years the land has been used for grazing and taking a hay cut, however was previously in use as an Ostrich farming enterprise and organic asparagus farm.

ACCESS

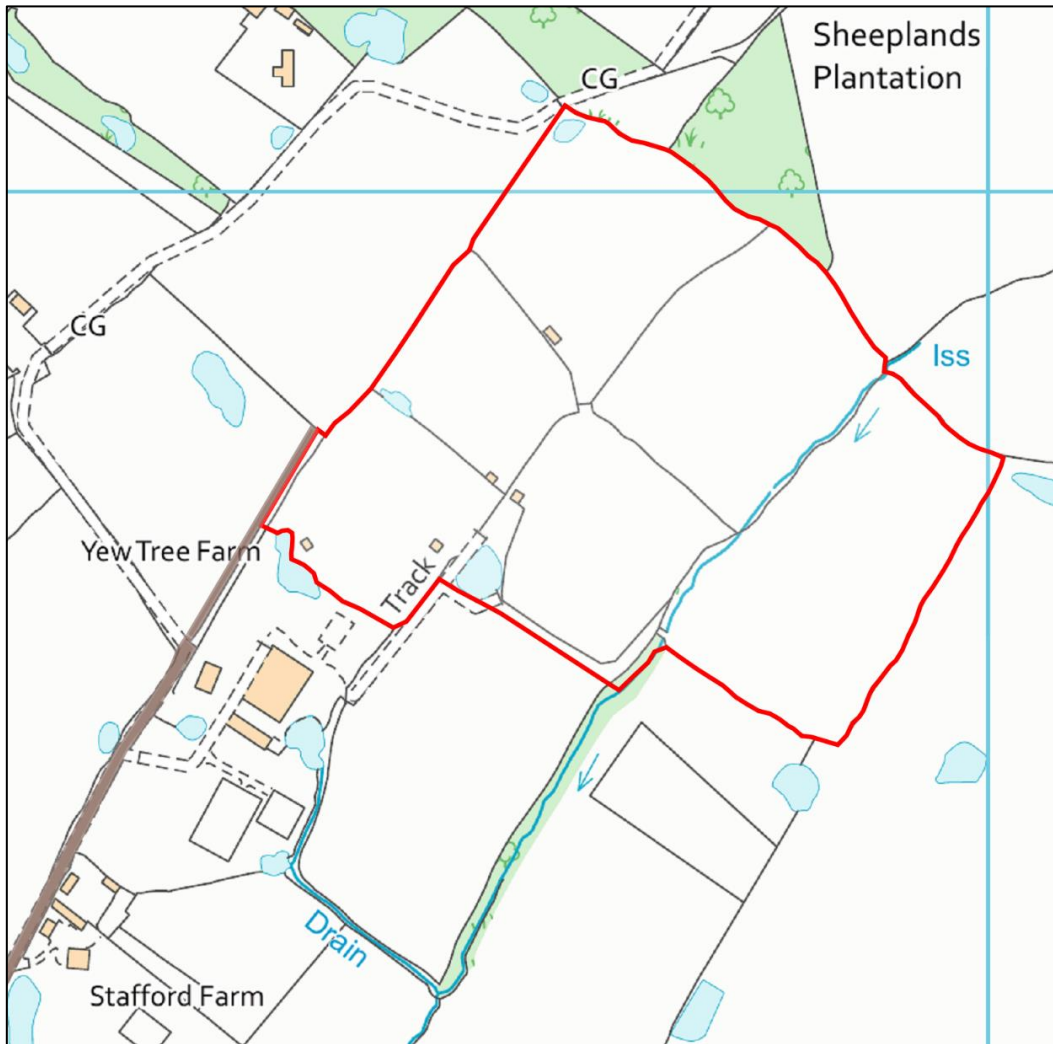
The land will be accessed via a right of way through the vendors retained land, as shown shaded brown on the attached sale plan.

RESTRICTIONS

The land will be sold subject to restrictive covenants. Details are available on request from the selling agent.

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.



MONEY LAUNDERING REGULATIONS

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.

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 but 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

DIRECTIONS

From the centre of Wittersham, proceed north on the The Street, before turning left at the junction with the B2082, on to Poplar Road. After approximately 0.1 miles, turn left on to Swan Street. Proceed along Swan Street for approximately 0.5 miles, bearing right and continuing to follow the lane. Proceed for a further 0.4 miles and the shared private access road will be found on the right hand side, adjacent to Moat Farm, marked with a public bridleway sign. Proceed past Moat Farm and continue along the track until you have passed Yew Tree Farm on your right hand side. The entrance gateway to the land will be located directly ahead.

GENERAL

Tenure: The land is offered freehold with vacant possession.

Services: The land is not connected to any services. The vendors may consider negotiating a water connection from their retained property.

Local Authority: Ashford Borough Council, Civic Centre, Tannery Lane, Ashford TN23 1PL. Tel: 01233 33111.

MINERAL, SPORT AND TIMBER RIGHTS

Included in the freehold sale.

WHAT3WORDS

Using the free What3Words app, the gated entrance providing access to the land is located at [///general.resurgent.nodded](https://www.what3words.com/#!/general.resurgent.nodded).

VIEWING

Strictly by appointment only. Please contact Will Jex or Alan Mummy for further information on 01892 832325 (Option 3).

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.

PARTICULARS, PLANS AND SCHEDULES

The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.



**Lambert
& Foster**



arla | propertymark naea | propertymark

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA