



EQUUS

Country & Equestrian



Land East Side Valley Road The Street

A parcel of nearly level grazing land of approx 11.3 acres (*TBV) located within the AONB (Area of Outstanding Natural Beauty) and Conservation Area, on the edge of the village of Barham with road frontage.

The land is currently used by the owner to graze their horses. Flat pasture divided into paddocks with good roadside entrance, x2 field shelters, mains water and access for vehicles from Valley Road, Barham and a secondary gated access lane, from The Street by the Duke of Cumberland public house.

There is good access nearby to bridleways / woods and hacking out.

Vacant possession on Completion of Sale.

ADDRESS

Land East Side of Valley Road
Valley Road
Barham
Nr. Canterbury
Kent CT4 6PA

SITUATION & LOCATION

Barham is a small village situated around 5 miles from the City Of Canterbury, on the edge of the North Downs. The village is surrounded by some magnificent countryside including open farmland, woodland in a designated Area of Outstanding Natural Beauty. A regular bus route runs from Dover to Canterbury. The City of Canterbury is easily accessed by the adjacent A2 and offers an excellent range of Schools, Independent and State. With a superb shopping and recreational facilities in the town and surrounding area. Two main line stations and high speed service to London St Pancras in around 60 minutes.

LAND & GROUNDS

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from

Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to ‘check’ the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

AGENTS NOTE: There is a public footpath across the field from Valley Road.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold
PROPERTY TYPE: Land. Located within the AONB (Area of Outstanding Natural Beauty) and a Conservation Area
FLOOD ZONE: In parts 1,2 and 3
TITLE NUMBER/S: K711727, K680518
LOCAL AUTHORITY: Canterbury City Council
TAX BAND: N/A land only
EPC RATING: N/A - land only
SEWAGE: N/A - none
WATER SUPPLY: Mains Water connected
ELECTRICITY SUPPLY: Not connected

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase: www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org

VIEWING INFORMATION

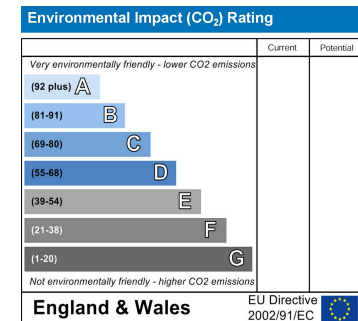
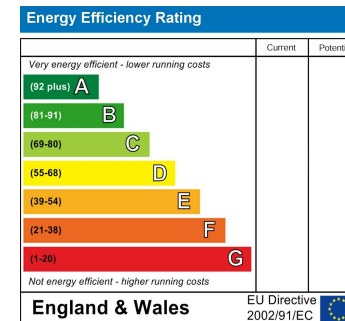
All Viewings are strictly by Appointment with the Vendors’

Agent

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Guide price £300,000





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