

for sale

guide price **£3,000**



Plot D.2 Hoads Wood Bethersden Road Bethersden Ashford TN26 3DY

Connells bring to the market this parcel of land located in the Hoads wood which is an ancient woodland and falls under Natural England as a site of scientific interest.



Plot D.2 Hoads Wood Bethersden Road Bethersden Ashford TN26 3DY

Auctioneer's Comments

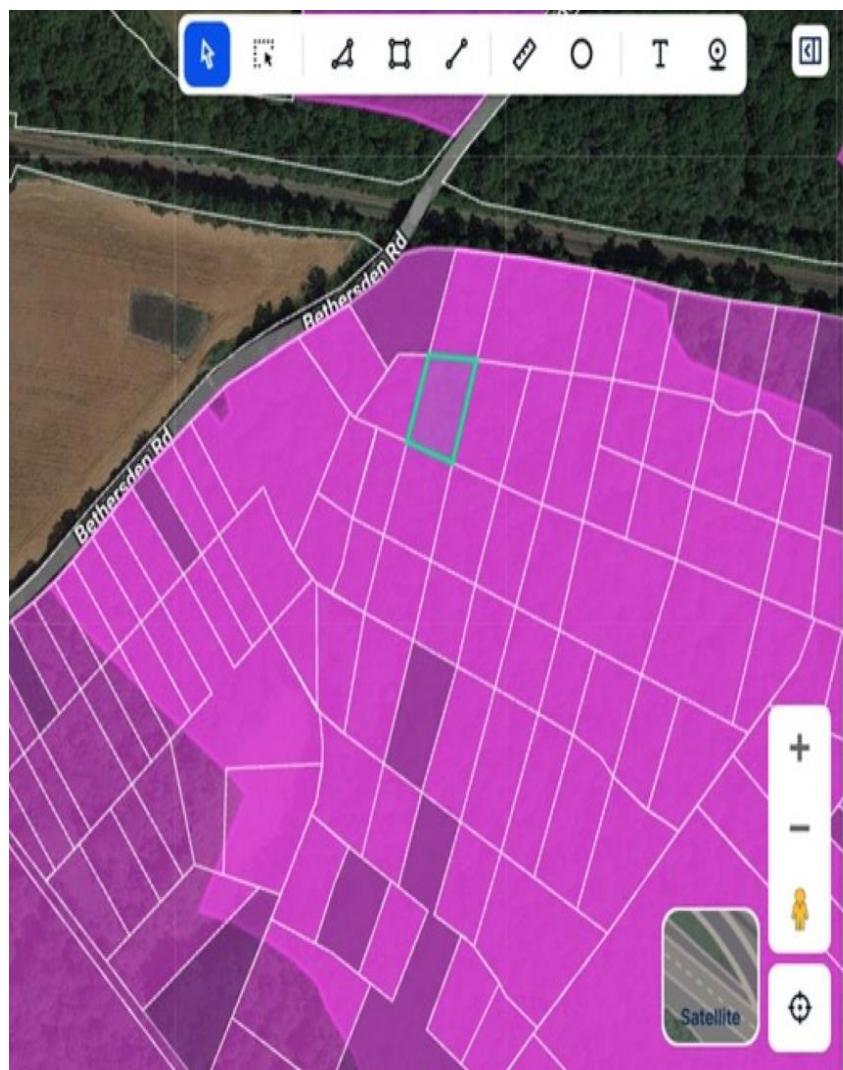
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note



Assessment
View all site considerations

Management
Manage your saved site

Planning History

Policies

Environmental

← Back to Details

Local Planning Authority 1

Neighbourhood Plan Areas 1

Policy Constraints 2

Ancient Woodland
Natural England, 01/01/2024

Hoad's Wood
Site of Special Scientific Interest (SSSI), Natural England, 01/01/2025

There is an exisiting Right of Way at the property, please enquire with the branch for further details.

Agents Note

There are restrictions affecting the use of the titled land. Please make further enquiries with the branch.

To view this property please contact Connells on

T 01233 622206
E ashford@connells.co.uk

77 High Street
ASHFORD TN24 8SF

Property Ref: ASH408097 - 0002

Tenure: Freehold

EPC Rating: Exempt

view this property online [connells.co.uk/Property/ASH408097](https://www.connells.co.uk/Property/ASH408097)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk