

THE TRIANGLE FIELD (LOT 3)
ANVIL GREEN, WALTHAM, CANTERBURY, KENT CT4 7ES

EST 1900

Lambert & Foster

CANTERBURY 7.5 MILES | ASHFORD 9.5 MILES | FOLKESTONE 16 MILES

THE TRIANGLE FIELD (LOT 3), ANVIL GREEN, WALTHAM, CANTERBURY, KENT CT4 7ES

Triangular parcel of arable land extending to 4.92 acres / 1.99 hectares.

GUIDE PRICE £100,000 FREEHOLD



SITUATION

The land is situated in between the villages of Waltham and Sole Street along quiet country lanes, some 6 miles south west of the City of Canterbury. Canterbury has a full range of social, recreational and educational facilities as does the market town of Ashford, some 10 miles to the west, which also has a fast mainline rail connection to central London in around 36 minutes.

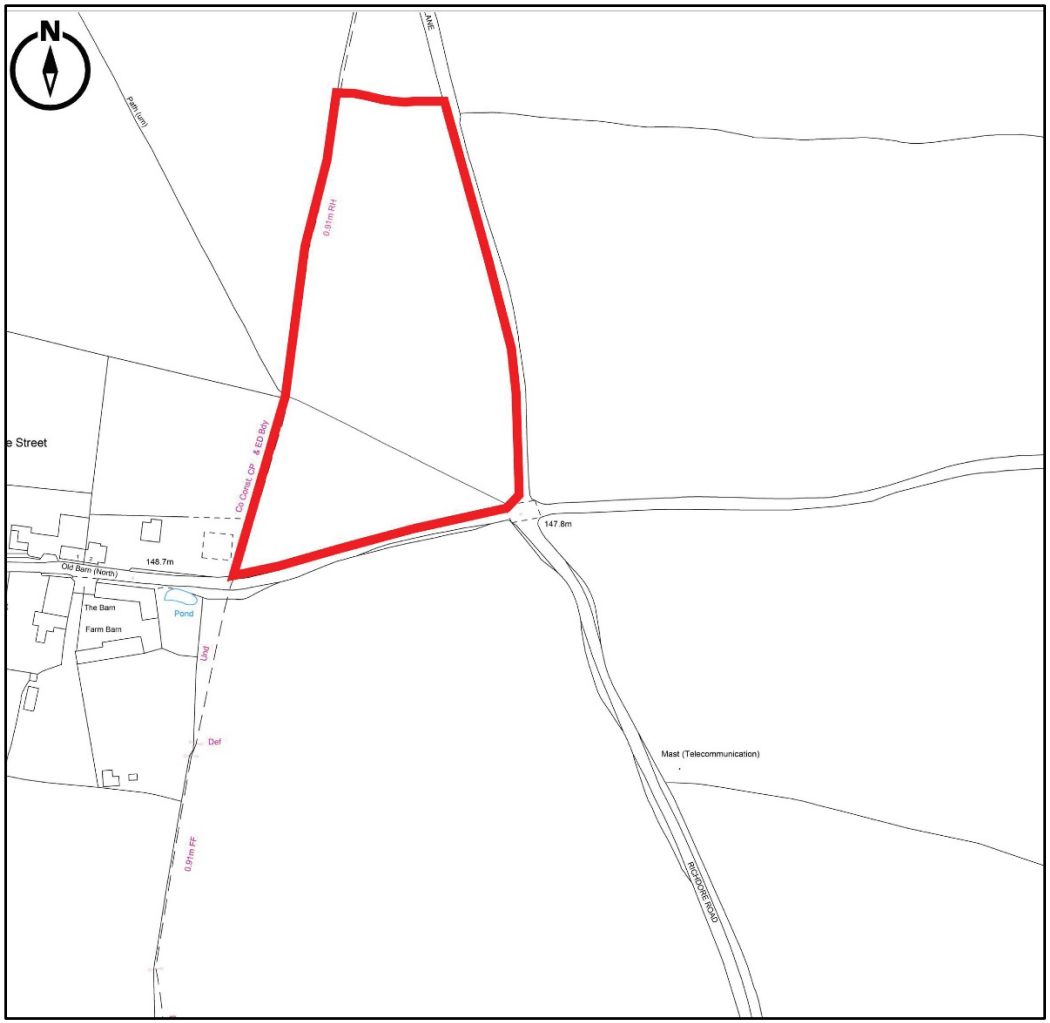
DIRECTIONS

The nearest postcode to the property is CT4 7ES. Using the What3Words app, access to the Triangle Field will be found at:

///songbook.speakers.directs (off Sole Street)

ACCESS

The land has frontage to Sole Street and Penny Pot Lane with access from Sole Street.



OVERAGE: The sellers will reserve 30% of any uplift in value for 30 years after completion should planning permission be granted for residential development.

VIEWING: The land can be viewed at any reasonable time during daylight hours, having notified Lambert & Foster's Paddock Wood Office on 01892 832325 Option 3. We would ask viewers to be respectful of the growing crops on the property when viewing.

WHAT3WORDS: ///songbook.speakers.directs

TENURE: Vacant possession on completion.

METHOD OF SALE: The land is offered for sale on a Private Treaty basis.

SERVICES & UTILITIES: No services are connected to the land.

BROADBAND & MOBILE COVERAGE:
(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY: Canterbury City Council, 14 Rose Lane, Canterbury CT1 2UR. Telephone 01227 862000. https://www.canterbury.gov.uk.

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. AML searches will apply.



www.lambertandfoster.co.uk

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
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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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The Property Ombudsman

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