



PLOT 17, STANDEN FRUIT FARM
STANDEN STREET, IDEN GREEN, KENT TN17 4LB



**Lambert
& Foster**

BENENDEN 1.9 MILES | TENTERDEN 6.3 MILES | HAWKHURST 5.3 MILES

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An amenity plot extending in all to some 0.11 acres (0.04 hectares) located within an apple and cherry orchard, in the sought after location of Iden Green in Kent.

GUIDE PRICE £7,500 FREEHOLD



DESCRIPTION

Plot 17 at Standen Fruit Farm extends in all to some 0.11 acres (0.04 hectares) and comprises a small parcel of land set within a 50-acre Apple & Cherry Orchard on the outskirts of Iden Green in Kent. It is accessed via a right of way with or without vehicles from a gated entrance off Standen Street.

The orchard itself is designated as Traditional Orchard, and is subject to an Article 4 Direction (Ref 10/00005/ARTIC4). It is also situated within the High Weald National Landscapes area, and so is limited in its potential uses.



RESTRICTIVE COVENANTS

The land is subject to a number of restrictive covenants from a 1972 Transfer, details of which are available on request.

METHOD OF SALE

For sale by Private Treaty. For any queries, please contact the selling agent.



DIRECTIONS: From the crossroads at Iden Green, head south along Standen Street, and after 0.7 miles the gated entrance to the land will be located on the left-hand side.

PHOTOGRAPHS: Taken in March 2026

VIEWING: At any reasonable time during daylight hours. Contact Will Jex for more information. Paddock Wood Office 01892 832325 (Option 3)

WHAT3WORDS: The centre point of the land can be located at [///condensed.asking.supply](https://condensed.asking.supply)

TENURE: Freehold with vacant possession.

SERVICES & UTILITIES: The property is not connected to any services. Purchasers should rely on their own enquiries as to the availability of local services.

LOCAL AUTHORITY: Tunbridge Wells Borough Council (01892 526121) – Mount Pleasant Road, Tunbridge Wells, Kent, TN1 1RS. www.tunbridgewells.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.



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