



LAND AT KNOWLE ROAD
WOULDHAM, ROCHESTER, KENT ME1 3XB



**Lambert
& Foster**

BLUE BELL HILL 4.8 MILES | ROCHESTER 4.4 MILES | SNODLAND RAILWAY STATION 2.3 MILES

LAND AT KNOWLE ROAD, WOULDHAM, ROCHESTER, KENT ME1 3XB

A strategically located block of Grade II agricultural land, extending in all to some 15.58 acres (6.30 hectares), located between Peters Village and Wouldham in the Medway Valley, Kent.

GUIDE PRICE £275,000 + VAT (FREEHOLD)



DESCRIPTION

The land at Knowle Road comprises a single block of broadly level Grade II agricultural land with dual road frontage to both Knowle Road, and Hall Road.

In all, the land extends to 15.58 acres (6.30 hectares) and is situated in a strategic position between Peters Village to the south, and Wouldham to the north. The land is bordered by residential development, as well as the Wouldham Primary School to the south.

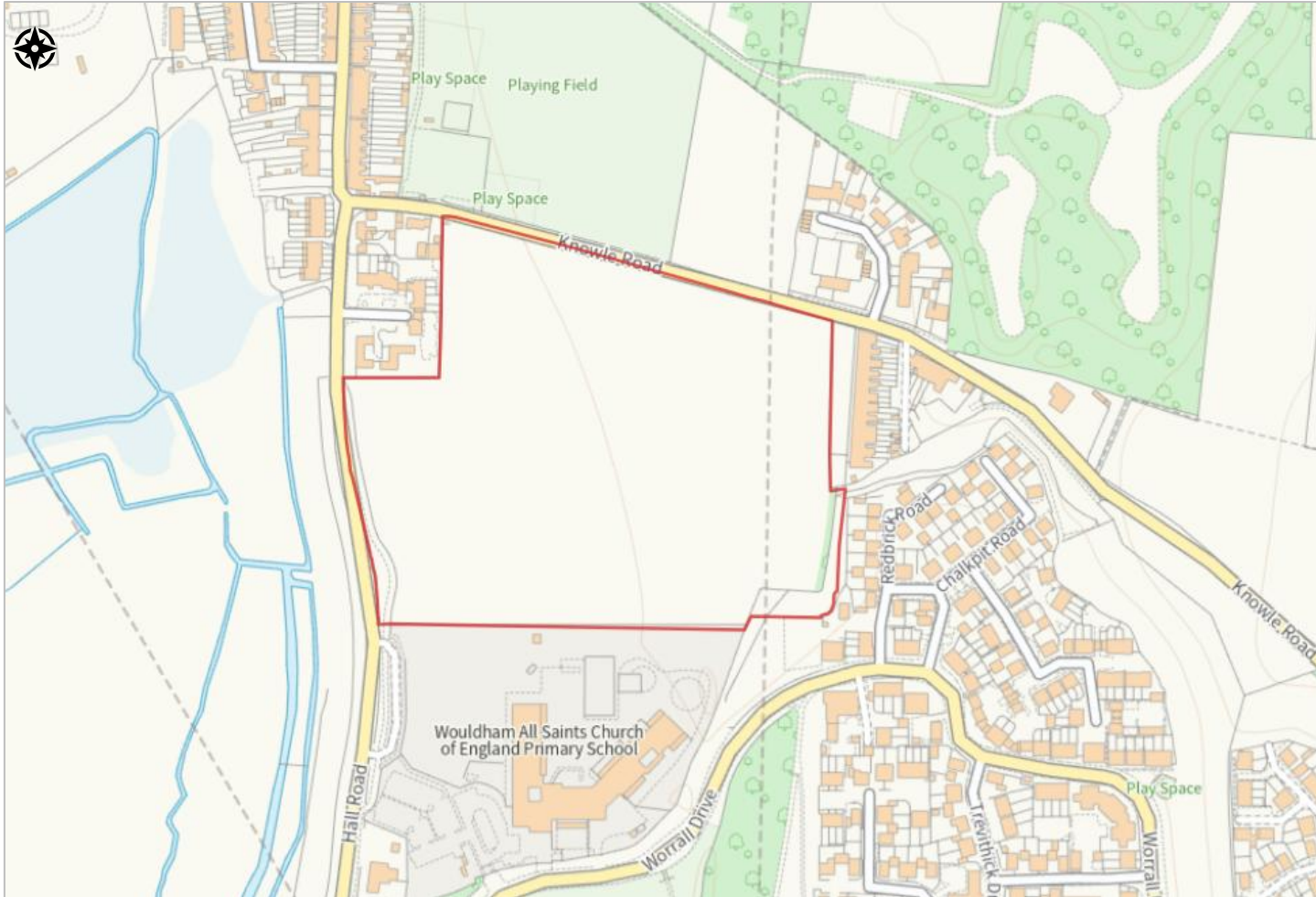
Unconditional offers only are sought from the vendors.

METHOD OF SALE

The land is offered for sale by Private Treaty. If demand dictates, the agent may set a deadline for Best and Final Offers in the event that significant interest is received.

VIEWING

By prior notification only, at any reasonable time during daylight hours. Please contact Lambert & Foster's Paddock Wood office on 01892 832325. Contact Will Jex or Ethan Etheridge for more information.



VAT: The vendors are VAT registered so VAT is payable in addition to the agreed sale price.

ACCESS: The property is accessed via a gated entrance off Knowle Road.

WHAT3WORDS: Using the What3Words app, the entrance to the land along Knowle Road is located at [///rescue.best.voted](https://www.what3words.com/#!/rescue.best.voted)

DIRECTIONS: The nearest postcode to the land is ME1 3XB. From the centre of Peters Village by the Coop, head north along Village Road. At the roundabout, take the 2nd exit onto Hall Road, and continue for 0.5 miles before turning right onto Knowle Road. Continue past the houses, and the entrance to the land will be located on the right hand side.

TENURE: Freehold, subject to the remaining term of a Farm Business Tenancy. Vacant possession is available from October 2027. Further details available on request.

GENERAL: Services: Applicants should rely on their own investigations as to the availability of service connections.

Flood Zone: The property is located mostly within Flood Zone 1, with a small sliver along the westerly boundary being within Flood Zone 3.

Local Authority: Tonbridge and Malling Borough Council.:01732 844522.<https://www.tmbc.gov.uk>

MINERAL, SPORT AND TIMBER RIGHTS: Included in the freehold sale.

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 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.

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.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
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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