



PENNY FARTHING FIELDS

TONG LANE | BRENCHLEY | TUNBRIDGE WELLS | KENT | TN3 8AD

Guide Price £450,000



**Lambert
& Foster**

PENNY FARTHING FIELDS, TONG LANE, BRENCHLEY, TUNBRIDGE WELLS, KENT TN3 8AD

A block of pasture with some woodland shaws located in a sought after location on the outskirts of Brenchley.
In all some 50.26 acres (20.34 hectares). Further adjoining 60 acres available to rent.



DESCRIPTION

A well located block of northerly sloping pasture (46.41 acres) and woodland (3.855 acres). The land is described by Soilscape as slightly acid slow permeable, seasonally wet slightly acid, but base rich loamy and clay soils.

The land enjoys a relatively private situation and is enclosed by woodland and further agricultural land, on two sides.

NOTE

Further adjacent grazing land could be available to the buyer by separate negotiation. The vendor would consider a short to medium term farm business tenancy of the additional 60 acres and BPS Entitlements would be available for the tenant to use.

WHAT3WORDS

Using the what3words App, the access is located at [feasting.flasks.height](https://www.what3words.com/feasting.flasks.height).

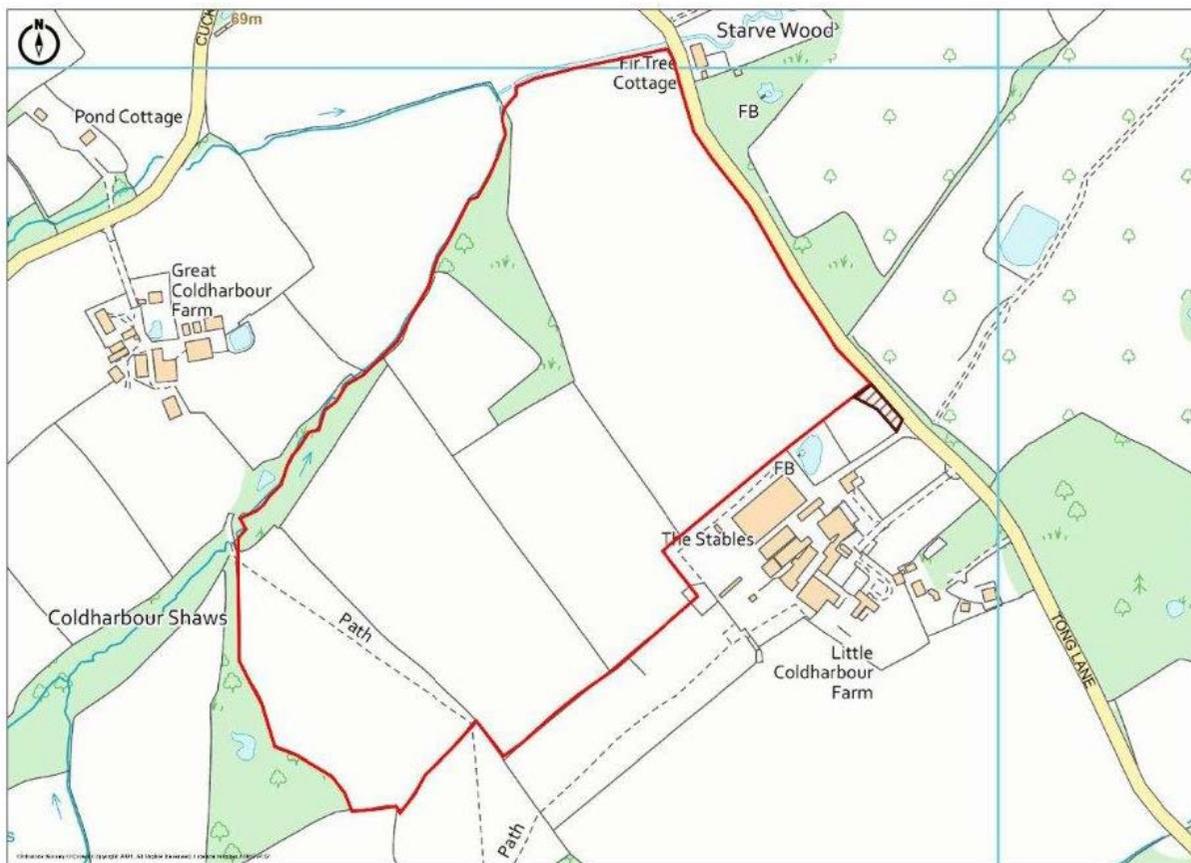
ACCESS

Access to the land will be over the right of way shown hatched on the sale plan, which leads off the farm drive. This access will be restricted to agricultural or equestrian purposes. The vendor reserves the right to make an application for a new access off Tong Lane/Green Lane and if this were successful, the agricultural/equestrian right of way from the driveway, would then be extinguished. Further details are available on request.

DIRECTIONS

The nearest postcode to the land is TN3 8AD. From Lambert & Foster's Paddock Wood office, in Commercial Road, turn left onto the Maidstone Road and continue for approximately 1.7 miles, before turning left onto Coopers Lane. At the end of Coopers Lane, take the left hand turn onto Brenchley Road. After approximately half mile, turn right onto Petridge Lane, turning left after the Hop Bine Inn, onto Tibbs Court Lane before joining Tong Road.

After approximately 1.5 miles the land is located on the right hand side of the road.



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:5000 Paper Size - A4

PARTICULARS, PLANS AND SCHEDULES

The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.

ANTI MONEY LAUNDERING COMPLIANCE (AML)

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. Unfortunately, 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.

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 but 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 Property Misdescriptions Act 1991, 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

SITUATION

Penny Farthing Fields are located on the outskirts of the sought after village of Brenchley, some 8.4 miles to the east of Tunbridge Wells. Tunbridge Wells has a full range of social, educational and recreational amenities. The land is located approximately one mile from the A21 which links up with the M25 and onwards to the national motorway grid. Paddock Wood main line station is approximately 5 miles away and has trains connecting to central London stations in under an hour.

SERVICES

No services are connected.

FOOTPATHS

A public footpath (0042/WT312/1) runs north to south through the western fields (see plan).

BASIC PAYMENT SCHEME

The Basic Payment Scheme relative to the land area being sold will be transferred to the buyer on completion as part of the purchase price. The vendor or his licensee, will claim the 2021 payments, which will be retained and the purchaser will be bound to comply with cross compliance requirements, until 31st December 2021.

VACANT POSSESSION

On completion.

VIEWING

At any reasonable time during daylight hours having notified the selling agent Lambert & Foster's Paddock Wood office on 01892 832325.

NOTE

No caravans or mobile homes will be allowed to be placed on the land. No buildings shall be erected within 150m of the south eastern boundary.

LOCAL AUTHORITY

Tunbridge Wells Borough Council, Mount Pleasant Road, Tunbridge Wells, Kent TN1 1RS. Telephone 01892 526121.
info@tunbridgewells.gov.uk



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& Foster**



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