



LAND KNOWN AS STONES VILLA FIELD, CHURCH ROAD

KILNDOWN | KENT | TN17 2RT



**Lambert
& Foster**

Goudhurst 2.9 Miles Tunbridge Wells 9.6 Miles

LAND KNOWN AS STONES VILLA FIELD, CHURCH ROAD, KILNDOWN, KENT, TN17 2RT

A parcel of 2.20 acres (0.89 hectares) of grazing land, situated within the village of Kilndown.

GUIDE PRICE: £75,000

SITUATION: The property is located on the south western edge of the village of Kilndown with gated access from Church Road along the south eastern boundary and is bordered by a bridleway to the north.

DESCRIPTION: The land comprises three small grassland fields with direct access from Church Road. It is understood that the land was let for grazing purposes for many years, but has been the subject of minimal maintenance in recent times whilst lying vacant and would now benefit from topping and general agricultural maintenance.

ACCESS: The land has two gated accesses directly from Church Road, via five bar gates.

SERVICES: It is not believed that the land benefits from any current service connections. Prospective purchasers should rely on their own enquiries, about the location and suitability of local service connections.

METHOD OF SALE: The land is offered for sale by Private Treaty and it is proposed that there will be a four week marketing period prior to a deadline for Best and Final Offers. Copies of the Best and Final Offers form and further information on the offers process, can be obtained from the sole selling agent.

TENURE: The freehold of the land is offered for sale with the benefit of vacant possession on completion and has been vacant for some time.

BASIC PAYMENT SCHEME: No Basic Payment Scheme entitlements are included in the sale.

RESTRICTIVE COVENANT: The land will be sold subject to a new Restrictive Covenant, which will commence at the date of sale. This covenant will bind the purchaser and their Successors in Title, under Section 8 of the National Trust Act 1937 as follows;

1. No building, structure or erection, whether permanent or temporary, shall at any time be built, placed or allowed to remain upon any part of the property, without the consent of the Trust.
2. Not to use or permit the property to be used other than for agricultural or equestrian purposes, as amenity land, or for uses ancillary to residential use.
3. No trade, business or profession of any kind, shall be set up or carried on or upon the property.

PLANNING: The property has limited planning history, but it is understood that an outline planning application for residential development, was refused in 1988 under reference 88/01263/OUT. The land is located outside the limits of built development, is in the High Weald AONB and the High Weald Biodiversity Opportunity Area. The land is classified as Grade III Agricultural Land and is a site of potential archaeological importance.

LOCAL AUTHORITY: The property is located within Tunbridge Wells Borough Council whose offices are at Town Hall, Tunbridge Wells, Kent, TN1 1RS. (01892 526121)

DIRECTIONS: The nearest postcode to the property is TN17 2RU. From the A21 proceed north on Church Road, towards the village of Kilndown. After approximately 0.6 miles, the gateway to the land will be found on the left hand side.

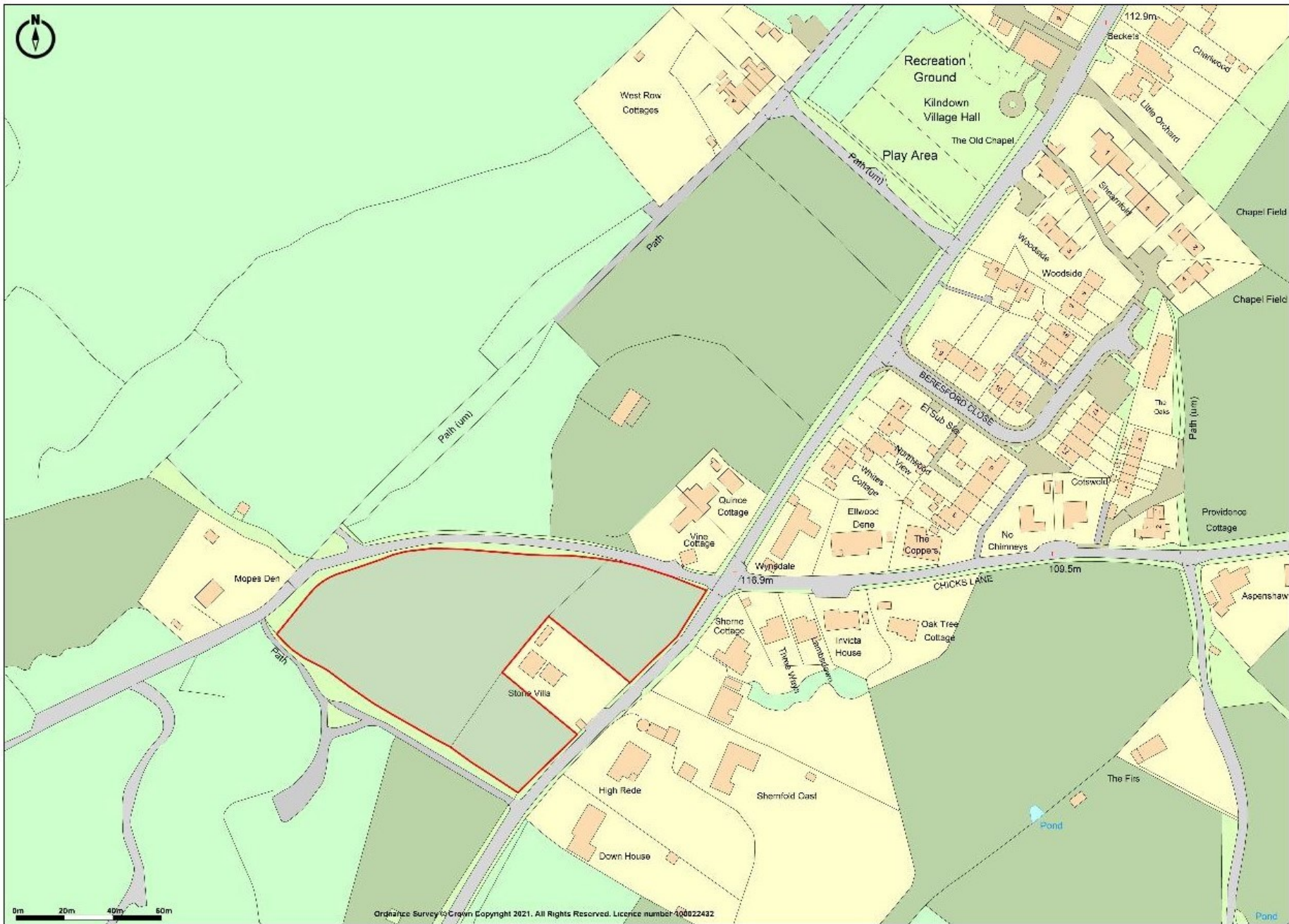
WHAT3WORDS: Using the free What3Words App, the main gated access to the land is situated at Supreme.Origins.Perplexed.

VIEWING: By prior notification to the selling agents Paddock Wood office, 01892 832325. Contact Will Banham for further information.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not. The Kent County Council definitive map does not show any public rights of way crossing the land.

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.

MONEY LAUNDERING REGULATIONS: 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.





OFFICES LOCATED IN KENT & SUSSEX:

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CRANBROOK, KENT

Weald Office, 39 High Street,
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Tel. 01580 712 888

WADHURST, EAST SUSSEX

Helix House, High Street,
Wadhurst, East Sussex TN5 6AA
Tel. 01435 873 999

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.