



LAND AT REDWINGS LANE
PEMBURY | KENT | TN2 4AD



**Lambert
& Foster**

Tunbridge Wells 3.9 miles

Tonbridge 5 miles

Tunbridge Wells Railway Station 4 miles

LAND AT REDWINGS LANE, PEMBURY, KENT, TN2 4AD

A conveniently located block of fenced agricultural land/paddocks situated on the outskirts of the town of Pembury, in all some 9.86 acres (3.98 hectares) with far reaching views across adjacent countryside.

For Sale as a Whole or in 2 Lots.

Lot 1 – Guide Price £90,000 - £100,000

Lot 2 – Guide Price £90,000 - £100,000

SITUATION:

The land is located to the immediate north of Pembury, which has a full range of local amenities and is 3.9 miles east of the popular town of Tunbridge Wells, which has a range of further services, including main line rail station. The A21 is located just 2 miles from the land with onward connections to the M25 motorway.

DESCRIPTION:

Lot 1 – 5.03 Acre Paddock - Guide Price: £90,000 - £100,000

Lot 1, is classified as Grade III Agricultural Land and has a shared access off of Redwings Lane. The land extends in all to some 5.03 acres (2.03 hectares) and has electricity and water supply connected. A small fenced area of the land (marked on the attached sale plan) is subject to a 20 year lease for the purposes of water monitoring by South East Water.

Lot 2 – 4.83 Acre Paddock - Guide Price: £90,000 - £100,000

Lot 2 is classified as Grade III Agricultural Land and also has shared access off of Redwings Lane. The land extends in all to some 4.83 acres (1.95 hectares) and has electricity and water supply connected.

METHOD OF SALE:

The land is offered for sale by Private Treaty as a Whole or in 2 Lots.

TENURE:

Part of Lot 1 is subject to a lease (as indicated on the sales plan attached), for the purposes of South East Water monitoring.

FOOTPATH:

A public footpath passes around the perimeter of Lot 1 on its eastern boundary and along the southern boundary of Lots 1/2 as show on the sale plan.

SPORTING AND MINERAL RIGHTS:

All sporting and mineral rights are included in the freehold.

LOCAL AUTHORITY:

Tunbridge Wells Borough Council, Mount Pleasant Road, Royal Tunbridge Wells, TN1 1RS.

DIRECTIONS: The nearest postcode to the property is TN2 4AD. From the A21, take the A264 slip road and at roundabout, take the exit on to the Pembury Road, A228. Continue along the A228 for around 1.5 miles and then turn left down Old Church Road. Immediately bear right down Redwings Lane and the agricultural access to the land, will be on the right, about 0.3 miles along the lane. Please park considerately when viewing.

WHAT3WORDS: Using the free What3Words App, the gated access to the land is situated at month.Candle.mount.

VIEWING: At any reasonable time during daylight hours.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The property is 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 obligation, easements and quasis 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.

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.



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.

MONEY LAUNDERING: 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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