



LAND AT COX STREET
DETLING | MAIDSTONE | KENT | ME9 7UT

Guide Price £80,000 - £90,000



**Lambert
& Foster**

LAND AT COX STREET, DETLING, MAIDSTONE, KENT ME9 7UT

An exceptionally pretty block of downland pasture in a shallow valley, on the North Downs, including a pair of field shelters.
In all some 5.93 acres (2.39 hectares)

M2 JUNCTION 5 - 2.8 MILES | MAIDSTONE - 6.8 MILES

INTRODUCTION:

Located on the North Downs in the Area of Outstanding Natural Beauty, this pasture land extends in all to some 5.93 acres of permanent pasture with long road frontage to Cox Street, in a relatively secluded but accessible location.

DESCRIPTION:

The land is located in Cox Street on the borders of the parishes of Detling and Yelsted, on the North Downs in Kent. Approached through a gated entrance, the site lies in a shallow valley with far reaching views across adjacent countryside. The vendor has not used any fertilisers or sprays for a long period of time and seasonally there is an abundance of wild flowers. Located in the valley, is a pair of timber field shelters under a pitched corrugated fibre cement roof, with an earth floor. The land would be ideal equestrian grazing land, being relatively free draining, offering an extended grazing period.

As well as having frontage to Cox Street on its eastern boundary, the land borders a byway (Magpie Lane) on its north western boundary.

FOOTPATHS:

The land is crossed by a public footpath, as indicated on the attached sale plan.

DIRECTIONS:

The nearest postcode to the property is ME9 7UT. The gated entrance will be found on the junction of Cox Street and Yelsted Lane, at the west end of Yelsted Lane

TENURE:

The land is offered freehold with vacant possession on completion.

SERVICES:

The land has water connected as an extension of the farm supply from the vendor's retained property to the west. The existing water supply can be maintained on the basis that the purchaser will be responsible for installing a new check meter and taking a proportionate share of the maintenance of the pipe back to the company meter.

MINERALS, SPORT AND TIMBER:

All mineral rights, sporting rights, so far as they are owned, are included within the freehold.

LOCAL AUTHORITY:

Maidstone Borough Council, Maidstone House, King Street, Maidstone, ME15 6JQ. Telephone 01622 602000

WHAT3WORDS:

Using the free What3Words App, the shared driveway entrance is situated at Lunge.Ushering.Stormy

COVENANTS:

The sale contract/transfer will include a restriction against the placing of mobile homes or caravans on the site.

VIEWING:

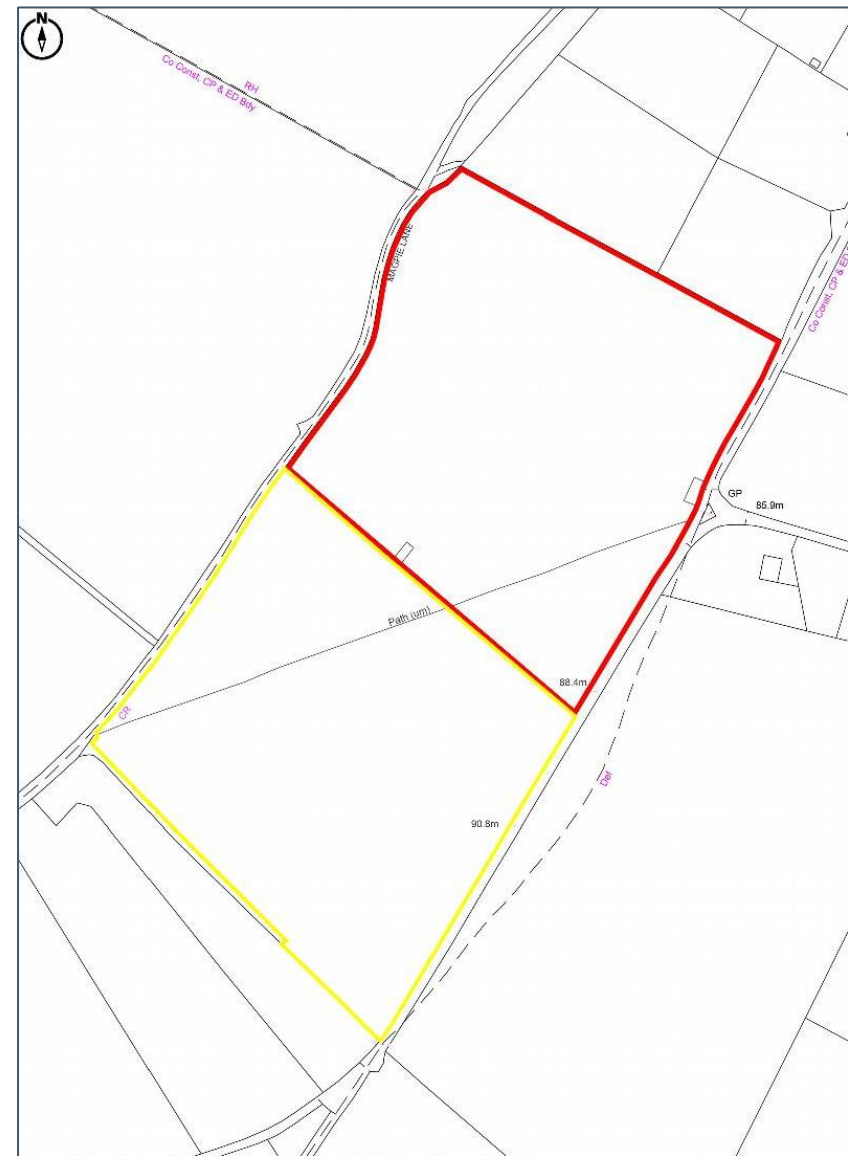
At any reasonable time during daylight hours, having notified the agents Paddock Wood office on 01892 832325.

NOTE:

The vendor owns further land to the west and would consider an offer for the adjacent parcel of ground, shown edged yellow on the sale plan, extending to 5.6 acres.

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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