



LAND AT KNOWLE ROAD
BRENCHLEY | TONBRIDGE | KENT | TN12 7DN
Guide Price £190,000



**Lambert
& Foster**

LAND AT KNOWLE ROAD, BRENCHLEY, TONBRIDGE, KENT TN12 7DN

A well situated block of pasture land close to Paddock Wood and Brenchley with footprint of former farm buildings extending to 18.8 acres (7.61 hectares) with outstanding views over surrounding countryside.

BRENCHLEY 0.9 MILES | PADDOCK WOOD RAILWAY STATION 2.2 MILES | TUNBRIDGE WELLS 7.8 MILES



DESCRIPTION

The land extends in all to some 18.8 acres (7.71 ha) comprising a single block of former arable land now laid to pasture classified as Grade III on the DEFRA Agricultural Land Classification Map. Soilscape describes the land as slightly acid but base-rich loamy and clayey soil. The land has direct access off Knowle Road, leading to a cattle handling pen where there are the remains of two old brick buildings.

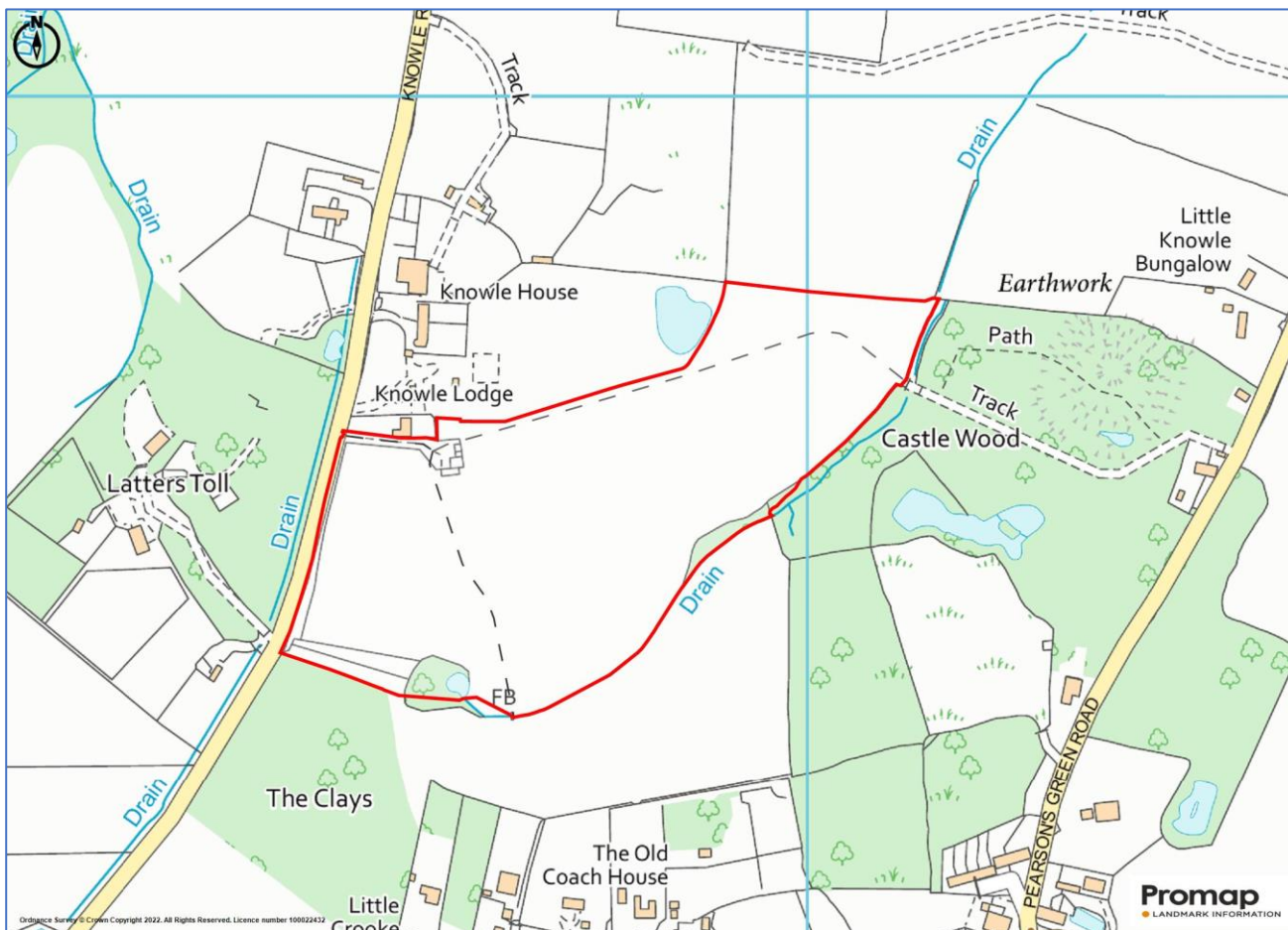
The gently sloping land has established fenced and hedge boundaries and enjoys far reaching views across adjoining countryside.

DIRECTIONS

The nearest postcode to the property is TN12 7DN. From the centre of Brenchley proceed north on Windmill Hill towards Paddock Wood. At the top of the hill turn right at the crossroads onto Crook Road. Follow the road along the ridge and after about 450m at the grass triangle, turn left into Knowle Road. Follow Knowle Road down the hill for about 540m and the entrance track is on the right.

FOOTPATHS AND RIGHTS OF WAY

The access track and land is crossed by a public footpath, as indicated on the attached sale plan. The access track is subject to a right of access to the adjacent property.



METHOD OF SALE

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

TENURE

The land is offered freehold with Vacant Possession on completion. The fields are currently being grazed on an informal basis by a local farmer.

SERVICES

We understand that water is connected to the land. Prospective purchasers should rely on their own enquiries with regards to local availability of any further service connections.

MINERALS, SPORT AND TIMBER RIGHTS

In hand.

BASIC PAYMENT SCHEME ENTITLEMENTS

Entitlements relative to the area being sold will be included in the sale price. The vendors have made a claim in 2022 and will retain the payments. The buyer will be required to observe Cross Compliance requirements until 31.12.22.

LOCAL AUTHORITY

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

WHAT3WORDS

The access track to the land is situated at [huts.tractor.easily](https://www.what3words.com/huts.tractor.easily).

VIEWING

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

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

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



Lambert & Foster



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OFFICES LOCATED AT:

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