

# LOT 5

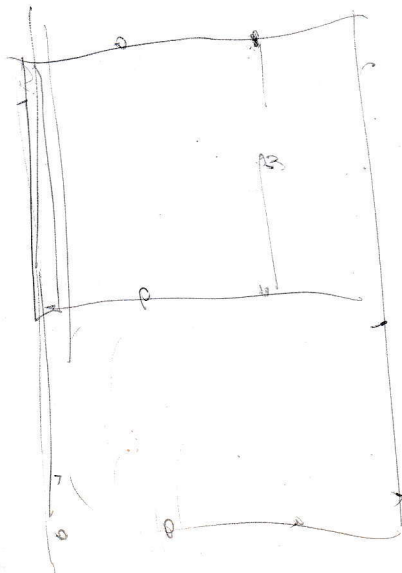
## The old coach house and 18.89 acres of Pasture Land



**DESCRIPTION:** The coach house is of traditional brick construction under a partly Kent peg tile roof (44' x 16'6"). The property is considered to have considerable potential for other uses other than its present agricultural use but no Planning Application has been made in respect of this property. Prospective purchasers should make their own enquiries as to any proposed use.

The land, which enjoys good road frontage to Knowle Road, comprises 18.89 acres of gently undulating newly sown pasture land. There is a small pond on the southern boundary with Lot 4.

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council (0580) 712771



**SITUATION:**

The land is situated in an outstanding rural situation close to the village of Brenchley with its local stores, Post Office, primary school and church. Brenchley is about 7 miles from Tunbridge Wells and Tonbridge and the land is only 2 miles from the mainline station of Paddock Wood with its commuter train services to London Charing Cross.

**DIRECTIONS:**

From our Paddock Wood Office, proceed out of the village on the B2160 south towards Matfield. Upon entering Matfield Village, bear left and follow this road for about a mile. Upon entering the village of Brenchley, bear left towards Castle Hill and follow this road for another mile and having passed a group of converted former farm buildings, bear left into Knowle Hill and the land will be found a short way down the hill on the right hand side.

**VIEWING:**

At any reasonable time during daylight hours.

**DESCRIPTION:**

The coach house is of traditional brick construction (44' x 16'6). The land which surrounds the Coach House enjoys good road frontage to Knowle Road and extends to 18.89 acres of gently undulating pasture land. There is a small pond on the land's southern boundary.





**Lambert  
& Foster**

**CHARTERED SURVEYORS  
ESTATE AGENTS  
AUCTIONEERS AND VALUERS**

77 COMMERCIAL ROAD · PADDOCK WOOD  
KENT TN12 6DR

Telephone: (01892) 832325

Fax: (01892) 834700

E-Mail: [lambert.and.foster@farmline.com](mailto:lambert.and.foster@farmline.com)

Branches at: STAPLEHURST AND TENTERDEN

Livestock Markets: MAIDSTONE AND RYE

Antique Auction Rooms: TENTERDEN

**LAND AT KNOWLE HILL,  
CASTLE HILL,  
BRENCHLEY,  
KENT**



**An old Coach House, together with 18.89 acres of Pasture Land**

Offers invited in the region of £40,000