



LAND AT SMALLBROOK FIELDS  
SPELDHURST | KENT | TN3 0NB  
Guide Price £200,000



**Lambert  
& Foster**



## LAND AT SMALLBROOK FIELDS, SPELDHURST, KENT TN3 0NB

A rare opportunity on the edge of Speldhurst. A well fenced block of grazing land with woodland shaws extending in all to some 13.95 acres (5.66 hectares) situated within the High Weald Area of Outstanding Natural Beauty.

SPELDHURST 0.4 MILES | TUNBRIDGE WELLS 3.1 MILES | TONBRIDGE 4.3 MILES



### DESCRIPTION

Located within the High Weald Area of Outstanding Natural Beauty a short drive from Tunbridge Wells, the land comprises a well fenced block of grazing land on a northerly slope comprising a series of grazing fields extending to 10.35 acres (4.19 hectares). Adjoining the brook that borders the northern boundary is an area of low lying woodland in all some 3.60 acres (1.45 hectares). The fields have long road frontage to Lower Green Road on the southern boundary. In total the land extends to some 13.95 acres (5.66 hectares) and is classified as Grade III on the DEFRA Agricultural Land Map.

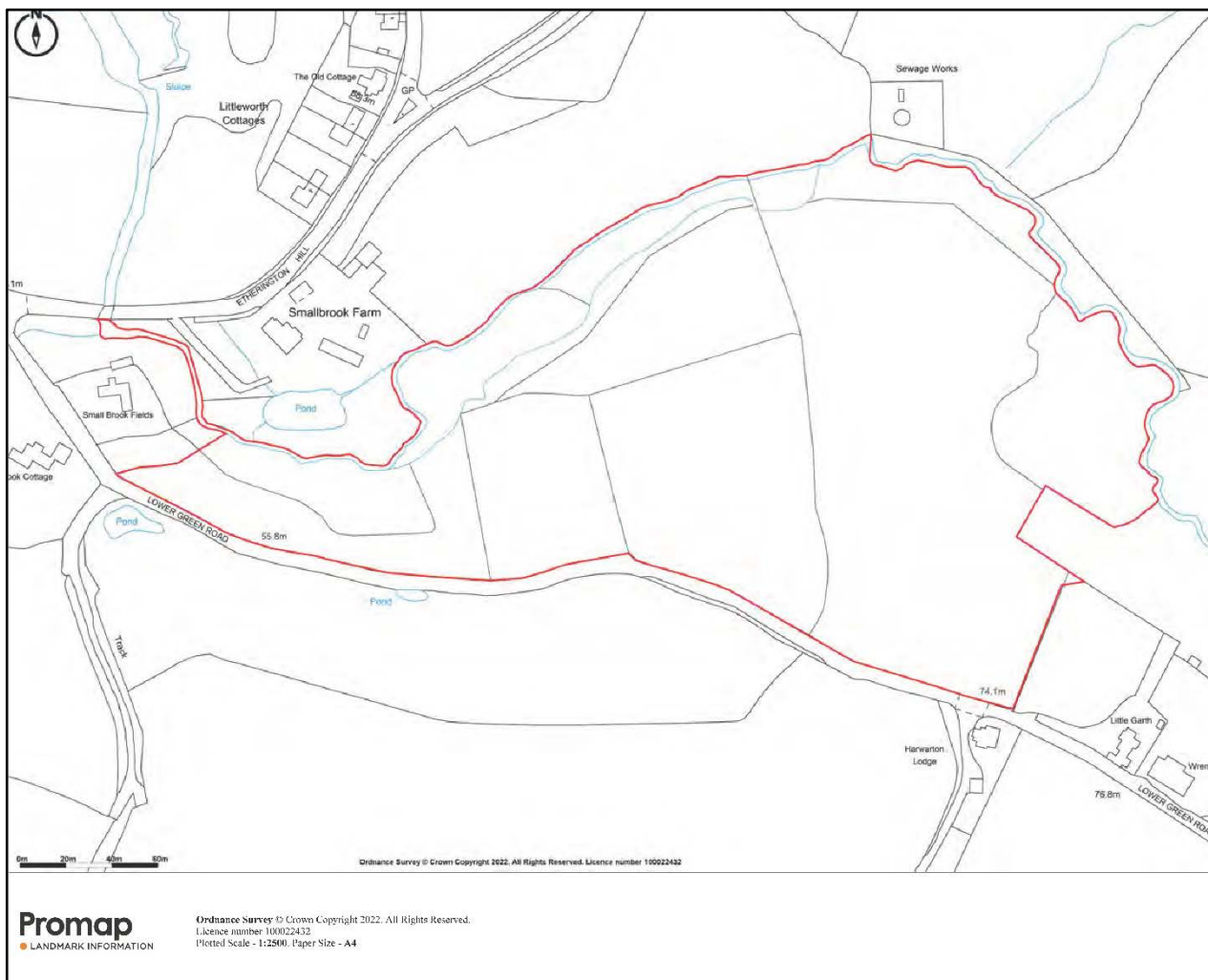
Access is directly off Lower Green Road.

### DIRECTIONS

The nearest postcode to the property is TN3 0ND. Heading north from Tunbridge Wells on the A26 (St Johns Road), turn left at the traffic lights on to Speldhurst Road. Continue along Speldhurst Road, which then becomes Etherington Hill, for approximately 1.5 miles, before turning left on to Lower Green Road. Follow Lower Green Road for approximately 0.2 miles and the access gateway can be found on the left hand side.

### 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.

## BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

## SERVICES

We understand that no services are connected to the land and prospective purchasers should rely on their own enquiries with regards to the local availability of any new service connections.

## MINERAL, SPORT AND TIMBER RIGHTS

Included in the freehold sale.

## LOCAL AUTHORITY

Tunbridge Wells Borough Council, Town Hall, Tunbridge Wells, Kent TN1 1RS. Tel: 01892 526121.

## WHAT3WORDS

Using the What3Words App, the access gateway is located at pointer.foremost.breakfast.

## VIEWING

By prior notification to the selling agents Paddock Wood office on 01892 832325. Contact Alan Mummery or Amelia Rogers for further information.

## PARTICULARS, PLANS & 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 views 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.

**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.





# Lambert & Foster



arla | propertymark

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