



LAND AT POOK LANE
SMARDEN | ASHFORD | KENT | TN27 8QP
Guide Price £95,000



**Lambert
& Foster**

LAND AT POOK LANE, SMARDEN, TN27 8QP

An attractive parcel of Grade III agricultural pasture in a pleasant rural location, extending in all to 6.82 acres (2.76 hectares).

SMARDEN 1.4 MILES | BIDDENDEN 2.6 MILES | TENTERDEN 5.4 MILES



SITUATION

The land is located along Pook Lane, south west of the village of Smarden and northeast of Biddenden. It is surrounded by other farmland.

DESCRIPTION

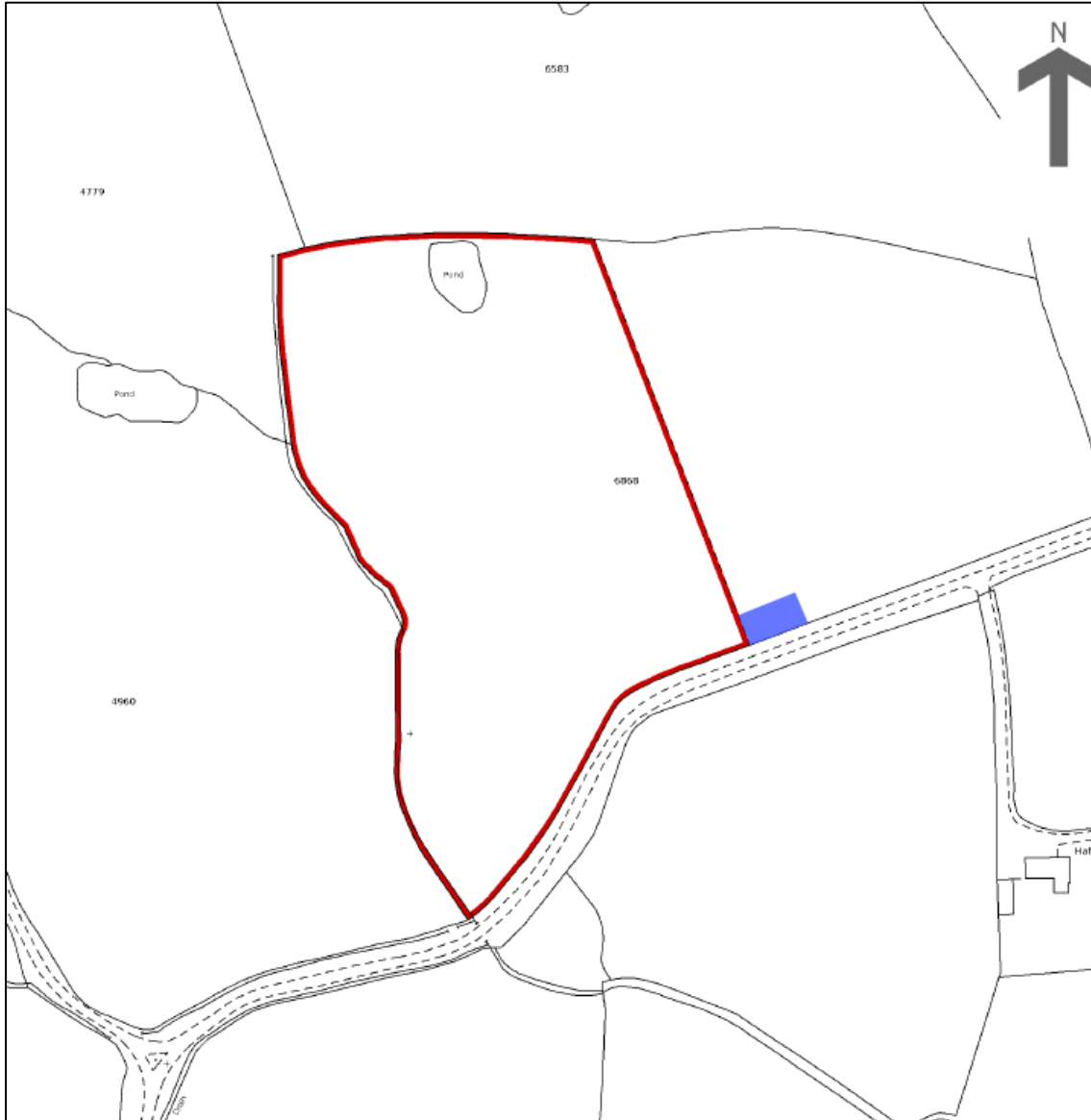
The land extends in all to some 6.82 acres (2.76 ha) and comprises a ring fenced block of Grade III agricultural land, with an attractive small pond adjoining the northern boundary. The land has extensive frontage to Pook Lane and is surrounded by further agricultural land.

NOTE: The land is subject to an Article 4 Direction. Further information and copies are available on request from the selling agent.

NOTE: The land is accessed over a right of way coloured blue on the attached sale plan (for illustrative purposes only).

SERVICES

No services are connected to the land. Prospective purchasers should rely on their own enquires about the location and suitability of available local connections.



METHOD OF SALE

The land is offered for sale by Private Treaty

TENURE

Freehold with vacant possession on Completion.

LOCAL AUTHORITY

Ashford Borough Council whose office are at Civic Centre, Tannery Ln, Ashford TN23 1PL.

DIRECTIONS

From Biddenden, head north along North Street for approximately 0.7 miles before turning right onto Cot Lane. Follow Cot Lane for a further 0.7 miles until reaching the T-junction. Turn right onto Pook Lane and follow for 1.2 miles, where the parcel of land is located on the left.

WHAT3WORDS

Using the WHAT3WORDS app, the main gate access to the land is located at `loosens.squirted.awaited`

VIEWING

Strictly by appointment only.

MONEY LAUNDERING REGULATIONS

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. Unfortunately, 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**



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