



POND MEADOW, WICKHURST ROAD
SEVENOAKS WEALD | SEVENOAKS | KENT | TN14 6LY
Guide Price £120,000



**Lambert
& Foster**

POND MEADOW, WICKHURST ROAD, SEVENOAKS WEALD, SEVENOAKS, KENT, TN14 6LY

An attractive ring-fenced block of pastureland located in an elevated position with far-reaching views over Sevenoaks Weald, extending to 3.08 acres / 1.24 hectares.

M25 (JUNCTION 5) 6.5 MILES | SEVENOAKS 4.5 MILES | TONBRIDGE 6.6 MILES



DESCRIPTION

Located in a rural yet accessible position to nearby Weald village and just 2 miles from the A21, this is an attractive block of pasture of high amenity value in a lovely location adjoining undulating agricultural land.

It has extensive road frontage and slopes gently away from the road to the south and south-west. A man-made Dew Pond of stone construction with a concrete base is situated in the centre of the field, traditionally used for livestock grazing purposes.

DIRECTIONS

From the A21 Morleys Roundabout head west along Morleys Road (merging to Windmill Road and then Long Barn Road) for one mile before turning right onto Wickhurst Road. Follow this road for 0.9 miles and the land will be located on the right hand side.

METHOD OF SALE

The land is offered for sale by Private Treaty.



TENURE

Freehold with vacant possession on completion.

SERVICES

The land is not currently connected to any services that we have been made aware of, however there is a large underground water tank in the north west corner which once serviced the land.

LOCAL AUTHORITY

The property is located within Sevenoaks District Council whose offices are at Council Offices, Argyle Road, Sevenoaks, TN13 1HG. (01732 227000).

WHAT3WORDS

Using the free What3Words App, the access points to the land are situated at fears.yards.pits and friend.fact.jazz.

VIEWING

By prior notification to the selling agents Paddock Wood office, 01892 832325. Contact Will Jex or Amelia Rogers for further information.

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 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. 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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**Lambert
& Foster**



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OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA