



LAND AT GOLFORD ROAD  
CRANBROOK | KENT | TN17 3NT  
Guide Price £90,000



**Lambert  
& Foster**



## LAND AT GOLFORD ROAD, CRANBROOK, KENT, TN17 3NT

A rare opportunity on the edge of Cranbrook. A well screened block of pasture extending to some 2.26 acres (0.91 hectares) situated within the High Weald Area of Outstanding Natural Beauty.

CRANBROOK TOWN CENTRE 0.9 MILES | STAPLEHURST RAILWAY STATION 6.8 MILES | MAIDSTONE 15.3 MILES



### DESCRIPTION

Situated a short distance from Cranbrook, within the High Weald Area of Outstanding Natural Beauty the land extends to some 2.26 acres (0.91 hectares) of pasture which has been subdivided into two smaller fields. The land is classified as Grade III on the DEFRA Agricultural Land Classification Map.

The land is well fenced and well screened on all boundaries by woodland. To the eastern boundary there is a stable building of timber construction under a corrugated fibre cement roof which has 2 boxes and a lean-to behind.

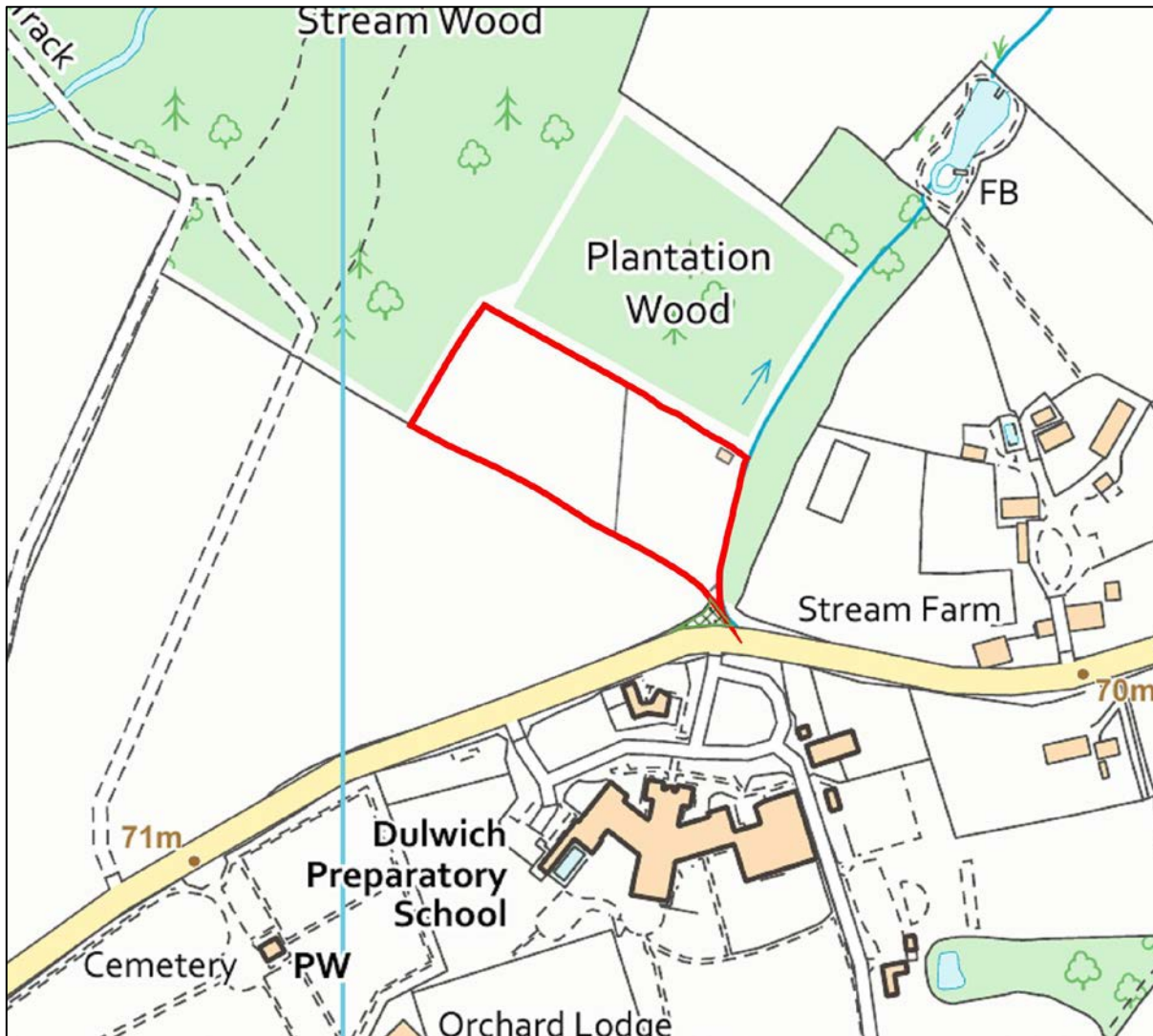
Access is directly off Golford Road.

### DIRECTIONS

From Cranbrook town centre head east on the high street east and follow the road to the right which becomes Stone Street. After approximately 143 meters turn right onto The Hill and follow this road, which becomes Bakers Cross and Golford Road, for approximately 1 mile. The land can be found on the left hand side opposite the entrance to Dulwich Preparatory School.

### 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 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 hiker.clues.sweeping.

## NOTE

The vendor has a statutory declaration which provides access and uninterrupted use over the area hatched green on the sales plan.

## VIEWINGS

Strictly by prior arrangement with the selling agent's Paddock Wood office on 01892 832325, option 3. Contact 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.

## ANTI 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.

**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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