



LAND AT FOXBUSH
STOCKS GREEN ROAD | HILDENBOROUGH | TONBRIDGE | TN11 9AZ
Guide Price £200,000



**Lambert
& Foster**

LAND AT FOXBUSH, STOCKS GREEN ROAD, HILDENBOROUGH, TONBRIDGE, KENT TN11 9AZ

An opportunity to purchase a picturesque block of southerly sloping arable land with woodland shaws, extending in all to some 22.95 acres (9.29 hectares). Subject to remaining term of Farm Business Tenancy.

HILDENBOROUGH RAILWAY STATION 0.8 MILES | TONBRIDGE 2.6 MILES | SEVENOAKS 5.4 MILES



DESCRIPTION

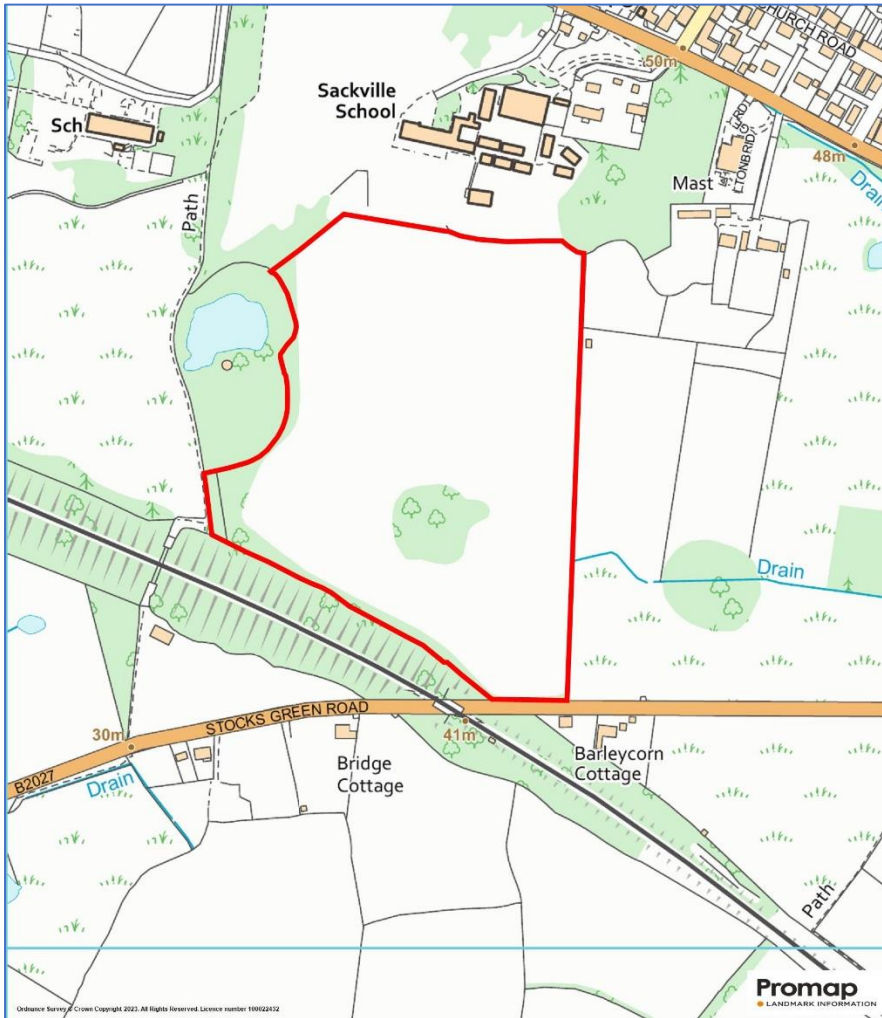
Located on the outskirts of the village of Hildenborough, the land comprises a single block of Grade III arable land, as classified on the DEFRA Agricultural Land Map.

The land extends to 22.95 acres (9.29 hectares) and has a southerly slope with woodland shaws. There are a number of mature trees situated centrally within the land.

The land is located within the London Metropolitan Green Belt Area and has direct access from Stock Green Road.

DIRECTIONS

The nearest postcode is TN11 9AZ. From Tonbridge town centre head north on the High Street (A228). Turn left onto London Road (B245) towards Hildenborough. After approximately 1.5 miles turn left onto Leigh Road (B2027) for 0.2 miles, then take the right hand turning onto Stocks Green Road (B2027). Continue to follow the B2027 towards Leigh for approximately 0.4 miles and the entrance can be found on the right hand side before passing beneath the railway bridge.



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 sold subject to an annual periodic Farm Business Tenancy. Vacant possession can be obtained from the end of January 2025 if appropriate notice to quit is served before January 2024. A copy of the FBT agreement is available on request.

BASIC PAYMENT SCHEME

The Entitlements are excluded from the sale as they belong to the farming tenant.

SERVICES

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

MINERAL, SPORT & TIMBER RIGHTS

Included in the freehold sale.

LOCAL AUTHORITY

Tonbridge and Malling Borough Council, Gibson Building, Gibson Dr, Kings Hill, West Malling ME19 4LZ. Tel: 01732 844522.

WHAT3WORDS

Using the What3Words app, access to the land is located at news.action.smooth.

VIEWING

At any reasonable time during daylight hours, having notified the selling agents Paddock Wood office on 01892 832325, option 3. **Please do not walk over the crops.** Contact Amelia Rogers for more information.

PLANS, PARTICULARS 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

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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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



RICS



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