



LAND & WOODLAND AT BROGUES WOOD
BIDDENDEN | ASHFORD | KENT | TN27 8DW
Guide Price £400,000 - £425,000



**Lambert
& Foster**

LAND & WOODLAND AT BROGUES WOOD, BIDDENDEN, ASHFORD, KENT, TN27 8DW

A picturesque block of pasture parkland encircled by mature mainly Oak woodland extending to some 57.95 acres (23.45 hectares).

BIDDENDEN 2.3 MILES | TENTERDEN 3.1 MILES | HEADCORN RAILWAY STATION 6.2 MILES



DESCRIPTION

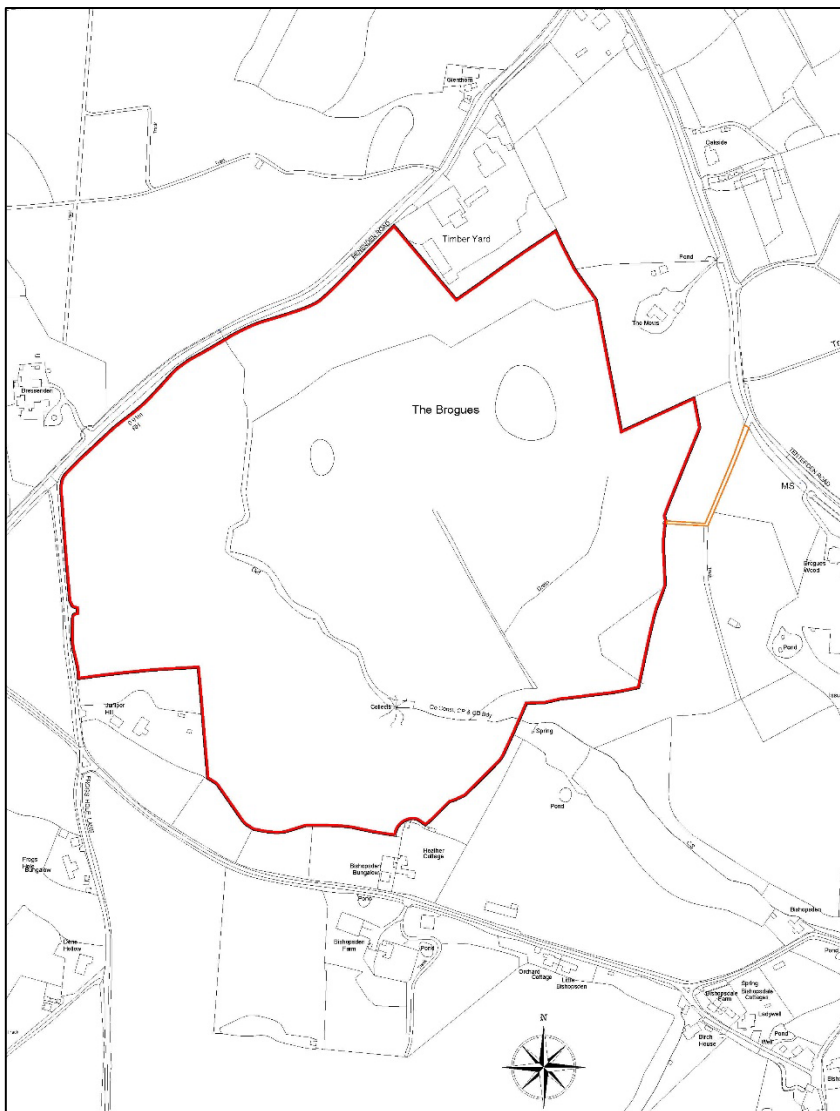
Located just outside the High Weald Area of Outstanding Natural Beauty between Biddenden and Tenterden the land at Brogues Wood extends in all to some 57.95 acres (23.45 hectares) of pasture land encircled by an attractive parcel of mainly native broadleaf woodland.

Approximately 28.24 acres (11.43 hectares) comprises gently undulating traditional permanent pasture sheltered by 29.71 acres (12.02 hectares) of ancient and semi-natural woodland including maturing Oaks, Scots Pine, Larch with a mixed coppice under-storey.

The site offers significant recreational and sporting opportunities subject to any planning permissions that might be required.

DIRECTIONS

From Tenterden High Street (A28), head south towards Rolvenden. At the traffic lighted T-junction continue on Rolvenden Road (A28) for approximately 0.3 miles before turning right onto Cranbrook Road. Stay on Cranbrook Road, which becomes Tenterden Road for approximately 2.8 miles until you reach the cross roads. At the cross roads, turn left onto Benenden Road. The historic entrance can be found on the left hand side after approximately 0.3 miles.



TREE PRESERVATION ORDER

The woodland is subject to a Tree Preservation Order under references 002/1978 (Tunbridge Wells Borough Council) and T151/42/02 (Ashford Borough Council).

ACCESS

Access will be directly from the Benenden Road on western boundary of the site. This access has historically been used by the farming tenants but would benefit from improvement so the purchasers will be granted a temporary right of way over the access outlined in orange on the sale plan for a period of 3 months from completion while the old access is improved.

COVENANTS AND RESTRICTIONS

The land will be subject to restrictions against the erection of any buildings, siting of mobile homes and motorcycle scrambling and boot fairs.

BASIC PAYMENT SCHEME

A claim has been submitted for 2023/2024 and the buyers will covenant to observe cross compliance requirements until 31st December 2023.

SERVICES

We understand that water is connected to the land by a private supply from the vendor's property. A temporary metered arrangement for water will therefore run for one year from completion to allow permanent connection to be made to the land by the buyer. Prospective purchasers should rely on their own enquiries with regards to local availability of any further service connections.

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.

WHAT3WORDS

For convenience of viewing access from [unheated.adapt.silent](#). However the permanent access from the Benenden Road is to approximately at [stint.fewer.encoding](#).

LOCAL AUTHORITY

The land falls within both Ashford and Tunbridge Wells Borough Councils.

Ashford Borough Council: Civic Centre, Tannery Ln, Ashford TN23 1PL.

Tunbridge Wells Borough Council: Mount Pleasant Rd, Royal Tunbridge Wells TN1 1RS.

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.

TENURE

The land is offered freehold with Vacant Possession. The site is currently grazed by a local farmer on a licence basis which runs until April 2024.

MINERAL, SPORT & TIMBER RIGHTS

Included in the freehold sale.

VIEWING

Strictly by appointment only. Please contact the selling agents Paddock Wood office on 01892 832325, option 3. Enquires directed to Amelia Rogers or Alan Mummery.

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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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