



THE PLUM FIELD
GREEN LANE | BRENCHLEY | KENT | TN12 7HU

Guide Price £145,000



**Lambert
& Foster**

THE PLUM FIELD, GREEN LANE, BRENCHLEY TN12 7HU

A recently grubbed former Plum Orchard extending in all to some 11.32 acres (4.58 Hectares) situated within the High Weald National Landscape on the outskirts of Brenchley, Kent.

PADDOCK WOOD RAILWAY STATION 4.7 MILES | TUNBRIDGE WELLS 7.6 MILES | TONRIDGE 9.1 MILES



DESCRIPTION

The Plum Field comprises a recently grubbed, broadly rectangular field extending in all to some 11.32 acres (4.58 Hectares), with road frontage and a private access from Green Lane. The land is classified as Grade III on the DEFRA Agricultural Land Classification Map.

METHOD OF SALE

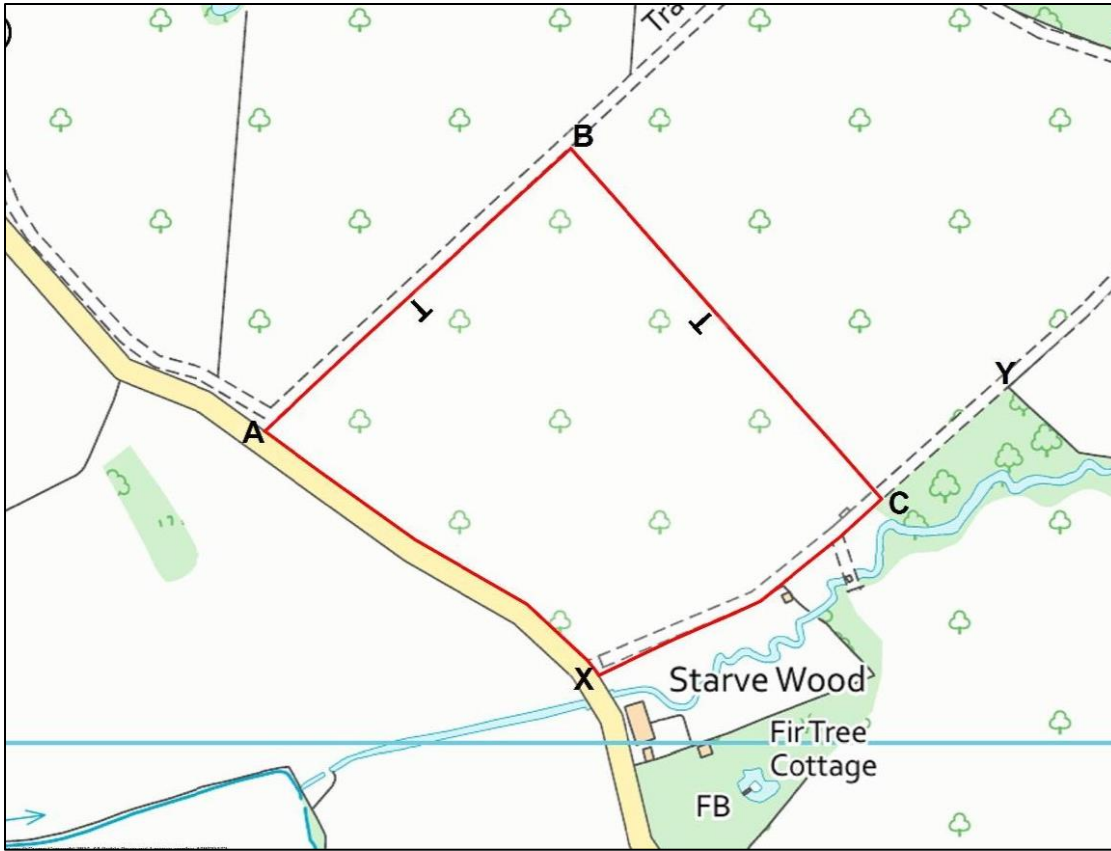
The land is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

TENURE

The land is offered freehold with vacant possession on completion.

DIRECTIONS

The nearest postcode to the property is TN12 7HT. From Brenchley High Street, head southeast along Horsmonden Road, before bearing right onto Fairman's Lane. Continue on for 1.9 miles and the entrance to the land will be on the left hand side.



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.

SERVICES

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

FENCING

The purchasers will be responsible for erecting and thereafter maintaining sound stockproof fencing between the points A, B and C shown on the sale plan within 3 months of completion. Fencing to be no lesser specification than stock netting with treated posts at no more than 2 metre intervals topped with barbed wire.

MINERAL, SPORT AND TIMBER RIGHTS

Included in the freehold sale.

PUBLIC RIGHTS OF WAY

A public footpath (0042/WT311/1) crosses the land close to the southern boundary. Please refer to the Kent County Council Interactive Map for further details.

NOTE

Prospective purchasers should be aware that the neighbouring residential owner at Fir Tree Cottage has a Right of Access over the trackway on the southern boundary of the land between X and Y. Further details are available on request.

WHAT3WORDS

Using the What3Words app, the entrance is located at [unveils.format.wobbles](https://www.what3words.com/unveils.format.wobbles).

LOCAL AUTHORITY

Tunbridge Wells Borough Council, Mount Pleasant Road, Royal Tunbridge Wells, TN1 1RS. Tel: 01892 526121.

VIEWING

Strictly by appointment only. Please contact the selling agent Lambert and Foster's Paddock Wood Office on 01892 832325 Option 3. For more information contact Will Jex or Alan Mummery.

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.

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



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