



LAND OFF DUNN STREET
BREDHURST | KENT | ME7 3LX

GUIDE PRICE: £100,000 - £120,000



**Lambert
& Foster**

LAND OFF DUNN STREET, BREDHURST, KENT ME7 3LX

A parcel of agricultural land extending to 3.32 acres (1.34 hectares) conveniently situated between the towns of Maidstone and Gillingham.

GILLINGHAM 6 MILES | M2 (JUNCTION 4) 7.1 MILES | MAIDSTONE 6.5 MILES

DESCRIPTION

Conveniently located between the towns of Maidstone, Sittingbourne, and Gillingham, this parcel of agricultural land extends to 3.32 acres (1.34 Hectares) with road access. The land is broadly flat and is currently used for horse grazing. Fully fenced with a mixture of post and rail, stock fencing and mature hedging.

ACCESS

The land has road access via Dunn Street.

METHOD OF SALE

The property 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.

DIRECTIONS

The nearest postcode to the land is ME7 3LX. From Junction 4 of the M2 motorway, Proceed along A278 (Hoath Way). At the roundabout take the third exit right towards Wigmore. Continue to the end of Wigmore road and at the mini roundabout take the second exit right following the signs to Bredhurst. Continue through the village and the land will be found shortly after passing the The Bell Inn Pub on the left-hand side.

WHAT3WORDS

Using the What3Words app, the entrance to the private track off Chalky Road is located at [google.dressings.prefect](https://www.what3words.com/prefect)

PUBLIC RIGHTS OF WAY

A public footpath Ref: KH55/1 runs south across the land. Please refer to the Kent County Council Interactive Map for further details.

OVERAGE

The seller will retain an Overage payment of 35% of any uplift in value achieved in respect of future Planning Permission for non agricultural development on the land within a 40 year period from Completion.

GENERAL

Tenure: Freehold with vacant possession

Services: The land is not connected to any services.

Local authority: Maidstone Borough Council, Tel: 01622 602557.

VIEWING

At any reasonable time during daylight hours having notified the selling agent Lambert & Foster's Paddock Wood office on 01892 832325. Contact Will Jex or Antonia Mattinson 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.

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.



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



