



LAND AT HAWKWELL  
MAIDSTONE ROAD | PEMBURY | TUNBRIDGE WELLS | TN2 4AG  
Guide Price £185,000



**Lambert  
& Foster**

## LAND AT HAWKWELL, MAIDSTONE ROAD, PEMBURY, TUNBRIDGE WELLS, KENT TN2 4AG

An attractive block of gently sloping pasture and woodland shaws, with an agricultural barn and Shepherd's Hut extending in all to some 7.03 acres (2.84 Hectares)

TUNBRIDGE WELLS 4.5 MILES | SEVENOAKS 13 MILES | TONBRIDGE 5.4 MILES



### DESCRIPTION

A well located block of southerly sloping pasture and woodland shaws together with a Shepherd's Hut and a recently constructed two-bay timber framed agricultural barn (9.5m x 9.2m). The land extends in all to some 7.03 acres (2.84 Hectares) and is described by Soilscape as having slightly acid loamy and clay soils, with impeded drainage.

### ACCESS

The land is accessed via a right of way approximately 100m in length (marked brown on the attached sale plan) along a concrete road from Maidstone Road.

### SITUATION

The land is located in the sought after parish of Pembury, some 4.5 miles to the east of Tunbridge Wells and 5.4 miles southeast of Tonbridge, both of which have a full range of amenities. The land has good transport connections, close to the A21 with onward connections to the M25. The nearest mainline station is located at Paddock Wood some 3.3 miles from the land, with direct trains to London stations in under an hour.

### 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 TN2 4AG. From the Pembury Interchange Roundabout off the A21, head north along the Pembury Northern Bypass (A228) for approximately 2.3 miles, where the entrance to the access track will be located on the right-hand side. Follow the concrete access track for approximately 100m, and the gated entrance to the land will be located on the left-hand side.

## WHAT3WORDS

Using the What3Words app, the entrance to the access track from Maidstone Road is located at [clocking.chains.novels](#) and the gated entrance to the land is located at [subjects.crumb.rattler](#)

## GENERAL

**Tenure:** Freehold with vacant possession.

**Services:** The land is not connected to any mains services.

**Local authority:** Tunbridge Wells Borough Council

## 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 for more information.

## 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.

## 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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#### 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