



STABLES AND LAND AT LOVE LANE
HEADCORN | ASHFORD | KENT | TN27 9HJ
Offers in excess of £150,000



**Lambert
& Foster**

STABLES AND LAND AT LOVE LANE, HEADCORN, ASHFORD, KENT TN27 9HJ

A conveniently located equestrian smallholding with dual road frontage, comprising a stable block and land extending in all to some 3.33 acres (1.33 hectares).

HEADCORN 1.4 MILES | STAPLEHURST 4.4 MILES | ASHFORD 12.9 MILES



DESCRIPTION

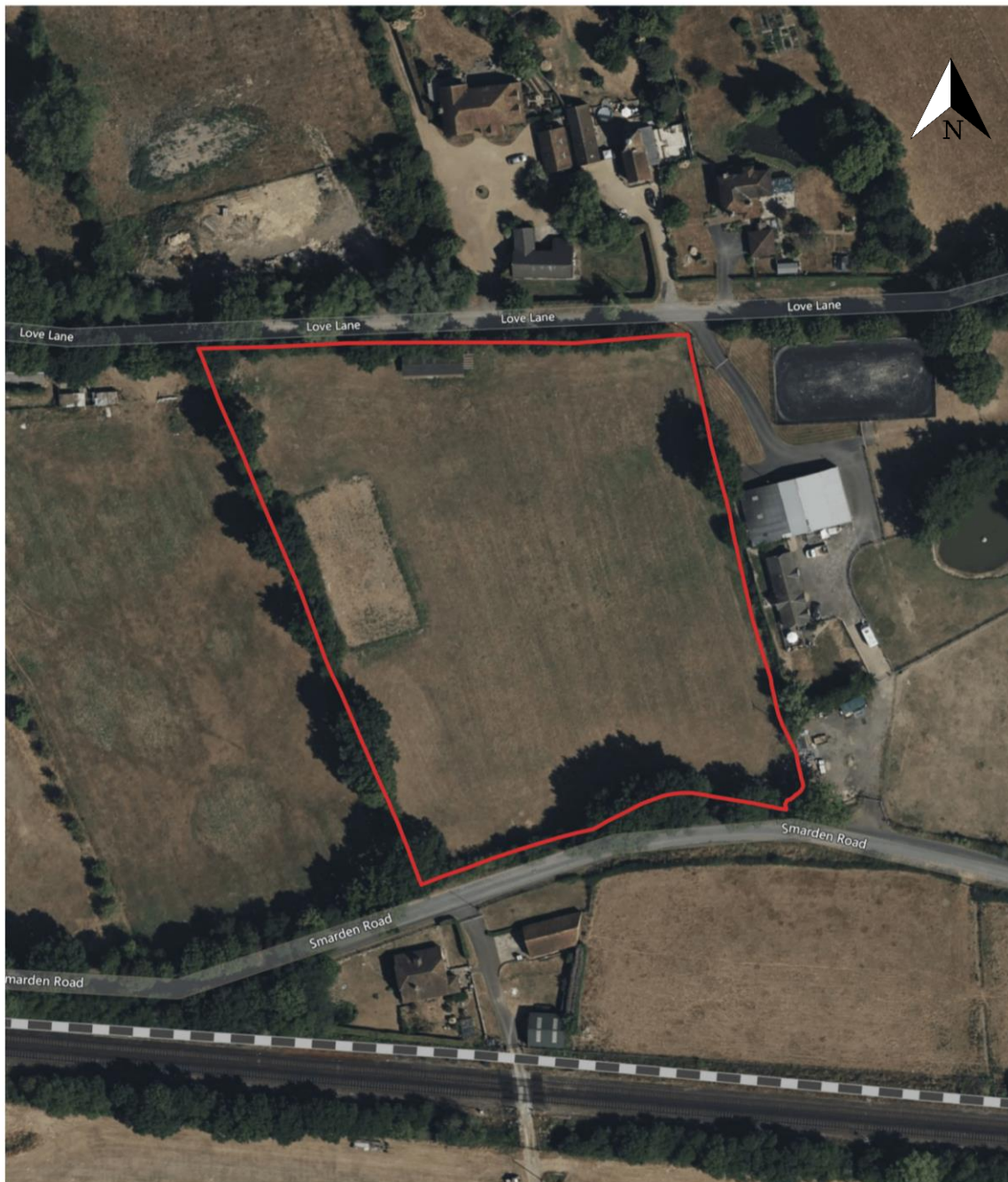
The stables and land at Love Lane are located in a convenient position 1.4 miles to the east of Headcorn in the Weald of Kent. The land extends in all to some 3.33 acres (1.33 hectares) of grassland, together with a timber stable block on a concrete plinth, accommodating two stables, a hay store, and a covered storage area. The land is accessed via a gated entrance off Love Lane to the north, despite also having road frontage to the southern boundary along Smarden Road, although there is no access from this point.

DIRECTIONS

The nearest postcode is TN27 9HN. From the centre of Headcorn, head southeast along Millbank/A274 Towards Kings Road. After 0.7 miles, turn left onto Smarden Road and follow for 0.4 miles before turning left again onto Love Lane. After 0.3 miles the entrance to the land will be located on the right hand side, opposite the entrance to Manor Fisheries.

WHAT3WORDS

Using the free What3Words app, the gated entrance to the property can be located at [///cork.wings.veto](https://www.what3words.com/)



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.

SERVICES

Water is connected to the site. Prospective purchasers should rely on their own enquiries, with regards to local availability of any further service connections.

LOCAL AUTHORITY

Maidstone Borough Council Maidstone House, King St, Maidstone ME15 6JQ. (Tel 01622 602557).

VIEWING

Strictly by prior arrangement with the selling agent's Paddock Wood office on 01892 832325, option 3. Contact Will Jex or Alan Mummery for more information.

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, made in person, of your passport or photo driving licence. Solicitor certified copies may be accepted. Lambert & Foster apologise for any inconvenience this may cause but it is a legal requirement. Unfortunately, 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



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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