



**LAND AT CROOK FARM**  
CROOK ROAD, BRENCHLEY, KENT TN12 7BE



**Lambert  
& Foster**

PADDOCK WOOD 2.7 MILES | BRENCHLEY 0.6 MILES | ROYAL TUNBRIDGE WELLS 7.6 MILES

## LAND AT CROOK FARM, CROOK ROAD, BRENCHLEY, KENT TN12 7BE

An opportunity to purchase a productive block of arable land currently cropped with blackcurrants extending to 20.96 acres (8.48 hectares), situated on the outskirts of the village of Brenchley in Kent.

GUIDE PRICE £250,000 FREEHOLD



### DESCRIPTION

The land at Crook Farm comprises a productive block of arable land currently cropped with blackcurrants, extending to 20.96 acres (8.48 hectares). The blackcurrants were planted in 2015 and remain productive, and could continue to be commercially farmed. Alternatively, the fruit could be grubbed and reverted to an alternative crop, or grassland. The land is gently undulating with a mainly southerly sloping aspect, and has far reaching views to the north. It is classified as Grade III on the agricultural land classification map.

### DIRECTIONS

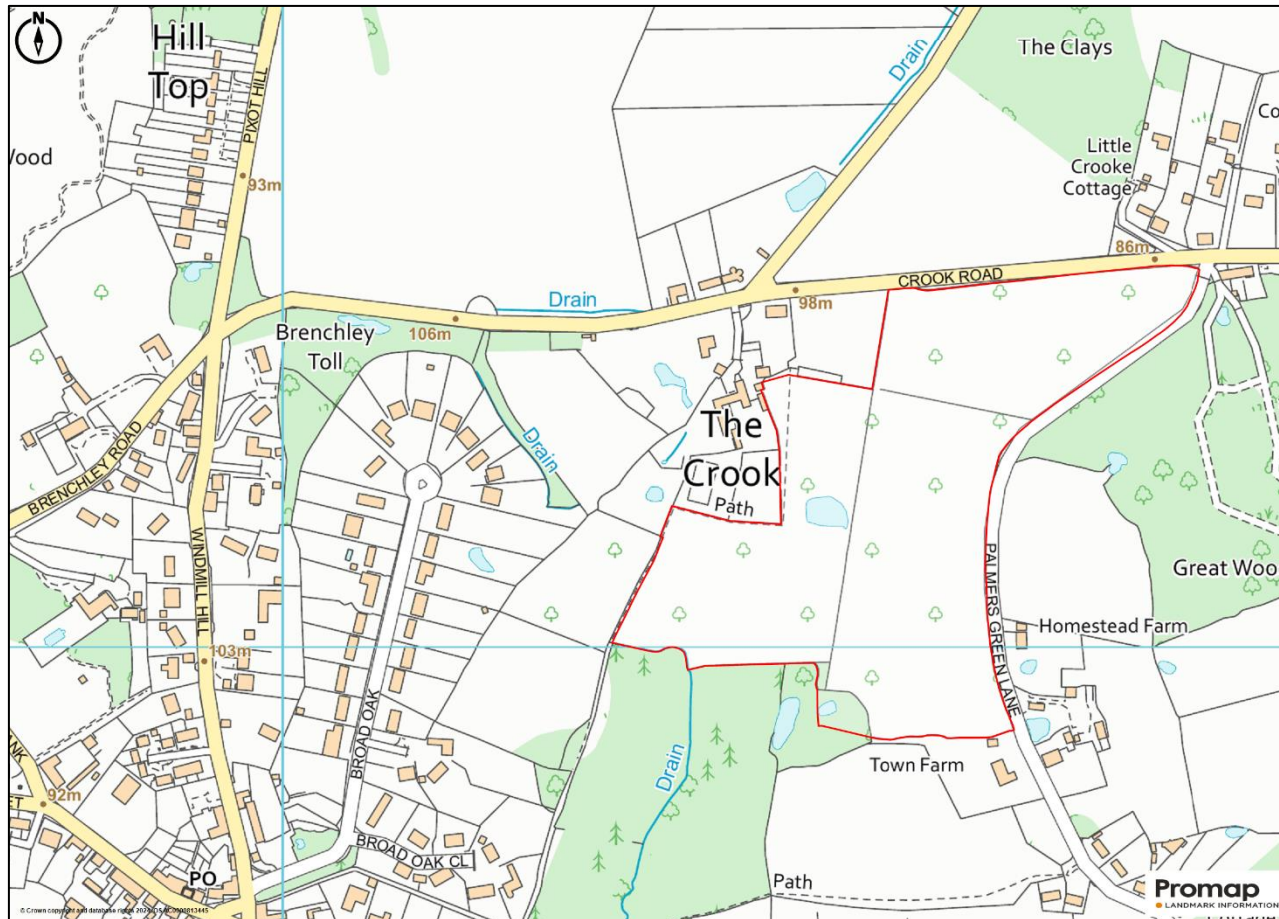
From Brenchley village centre, head north along Windmill Hill before turning right at the crossroads, onto Crook Road. Continue for 0.4 miles and the entrance to the land will be located on the right hand side.

### ACCESS

The land at Crook Farm is accessed via a private gated entrance off Crook Road. It also has frontage to Palmers Green Lane to the east, however there is no existing entrance along this frontage.

## LOCATION PLAN

For identification purposes only.



**VIEWING:** By appointment only. Contact Will Jex for more information. Paddock Wood Office: 01892 832325.

**WHAT3WORDS:** The gated entrance to the land off Crook Road can be located at [///intrigued.elastic.binds](https://www.what3words.com/#!/intrigued.elastic.binds)

**TENURE:** Freehold

### SERVICES & UTILITIES:

The land is not connected to any services.

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council, Mount Pleasant Road, Royal Tunbridge Wells, Kent TN1 1RS. Tel. 01892 526121 [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**FLOOD & EROSION RISK:** Property flood history: None Rivers and the sea: None Surface Water: None Reservoirs: None Groundwater: None

### PUBLIC RIGHTS OF WAY

A footpath passes through the land along the western boundary, reference WT281.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

**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. 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.

**MONEY LAUNDERING REGULATION:** 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.



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