



125

— YEARS OF —

**Lambert
& Foster**



LAND TO THE SOUTH OF COMMON ROAD
COMMON ROAD, BURHAM, KENT ME5 9RH



**Lambert
& Foster**

M20 (JUNCTION 6) 4.8 MILES | MAIDSTONE 6.5 MILES | M2 (JUNCTION 3) 2.1 MILES

LAND TO THE SOUTH OF COMMON ROAD, COMMON ROAD, BURHAM, KENT ME5 9RH

An attractive ring-fenced parcel of grassland with good road access, extending in all to some 9.49 acres (3.84 hectares), located conveniently nearby to Bluebell Hill

GUIDE PRICE £75,000 + VAT (FREEHOLD)



DESCRIPTION

The land to the south of Common Road comprises an attractive, ring-fenced block of level grassland. It is classified as Grade III on the DEFRA Agricultural Land Classification Map. In all, the land extends to some 9.49 acres (3.84 hectares). It is bordered by woodland to the south, east and west, and fronts Common Road to the north.

TRANSLOCATION SITE

The site has been used as a translocation site. Further details are available on request from the selling agent.

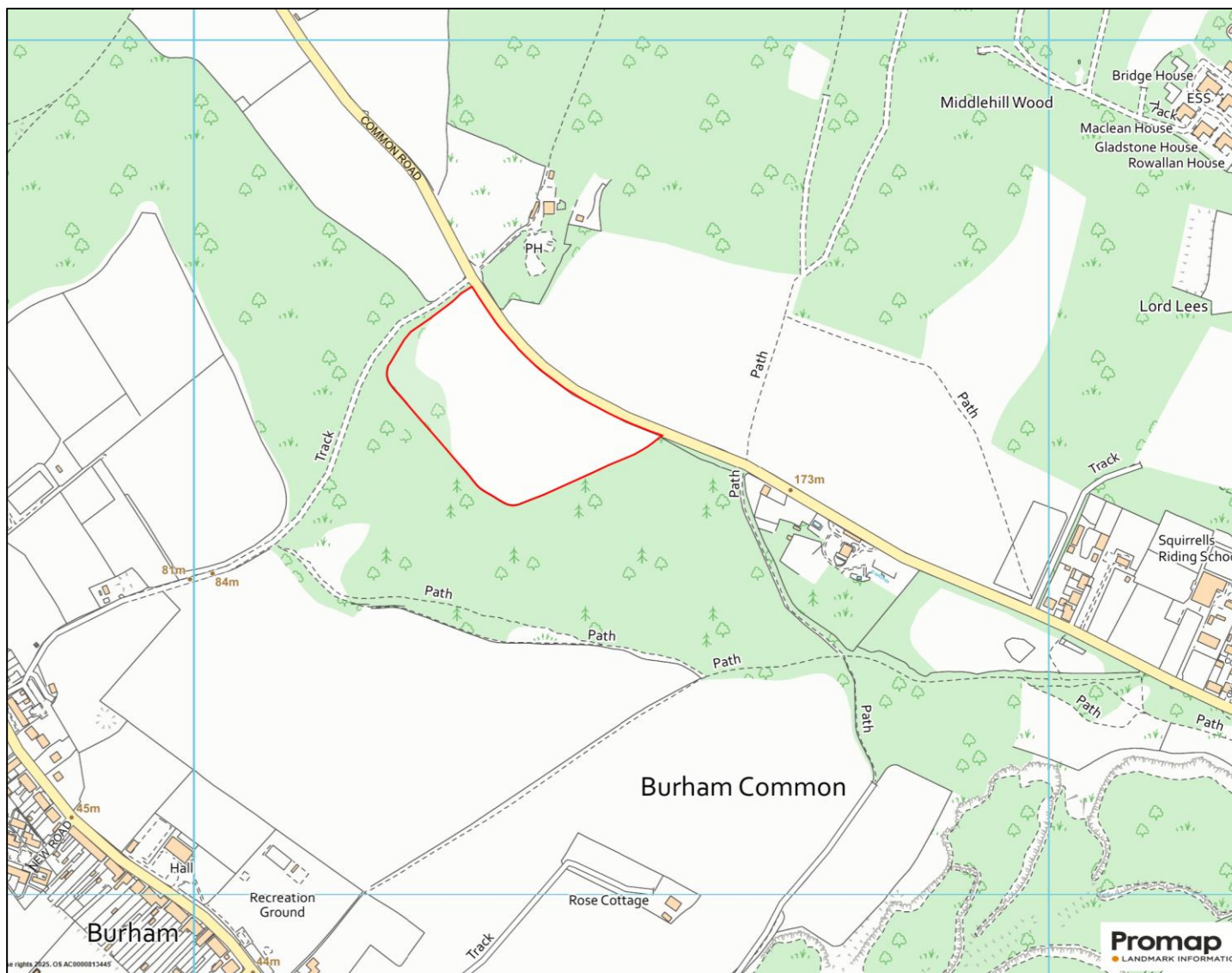


DIRECTIONS

The nearest postcode to the land is ME5 9RH. Heading northbound on the A229 towards Blue Bell Hill, take the exit 0.4 miles before the Lord Lees Roundabout and follow the slip road round to the left, where it will come to a T-Junction with Common Road. Turn right onto Common Road, passing the Blue Bell Hill Picnic Site immediately on your left-hand side, and continue for 0.7 miles. The gated entrance to the land will be located on the left-hand side.

ACCESS

The property is accessed via a private entrance off Common Road.



VAT; The vendors are VAT registered so VAT is payable in addition to the agreed sale price.

METHOD OF SALE: The land is offered for sale by Private Treaty. If demand dictates, the agent may set a deadline for Best and Final Offers in the event that significant interest is received.

VIEWING: Strictly by prior arrangement. Please contact Will Jex or Alan Mummery at **Paddock Wood Office:** 01892 832325 Option 3.

WHAT3WORDS: Using the What3Words app, the entrance to the land along Common Road is located at [///action.levels.using](https://www.what3words.com/#!/action.levels.using).

TENURE: Freehold with vacant possession.

SERVICES & UTILITIES: Applicants should rely on their own investigations as to the availability of service connections.

LOCAL AUTHORITY: Tonbridge and Malling Borough Council. www.tmbc.gov.uk. Tel: 01732 844522.

FLOOD ZONE: The property is located within Flood Zone 1, an area with a low risk of flooding. (Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

MINERAL, SPORT AND TIMBER RIGHTS: Included in the freehold sale.

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.



PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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