



125

— YEARS OF —

**Lambert
& Foster**



WOODLAND AT BLACKHURST LANE
TUNBRIDGE WELLS, KENT TN2 4QG



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WOODLAND AT BLACKHURST LANE, TUNBRIDGE WELLS, KENT TN2 4QG

An attractive block of mixed deciduous and some coniferous woodland forming part of Robingate Wood, on the outskirts of Royal Tunbridge Wells. In all some 8.08 acres (3.27 hectares).

GUIDE PRICE £75,000 FREEHOLD



DESCRIPTION: The woodland at Blackhurst Lane comprises an attractive block of deciduous and some coniferous woodland, with a mixture of mature standards interspersed with naturally regenerating woodland, predominantly Hemlock. In all the woodland extends to 8.08 acres (3.27 hectares).

The woodland is designated as Ancient & Semi-Natural Woodland, and is subject to Tree Preservation Orders (009/2013 and 005/1962). There are no public rights of way passing through the land, however the woodland is used informally by locals to pass through to Robingate Wood to the north.

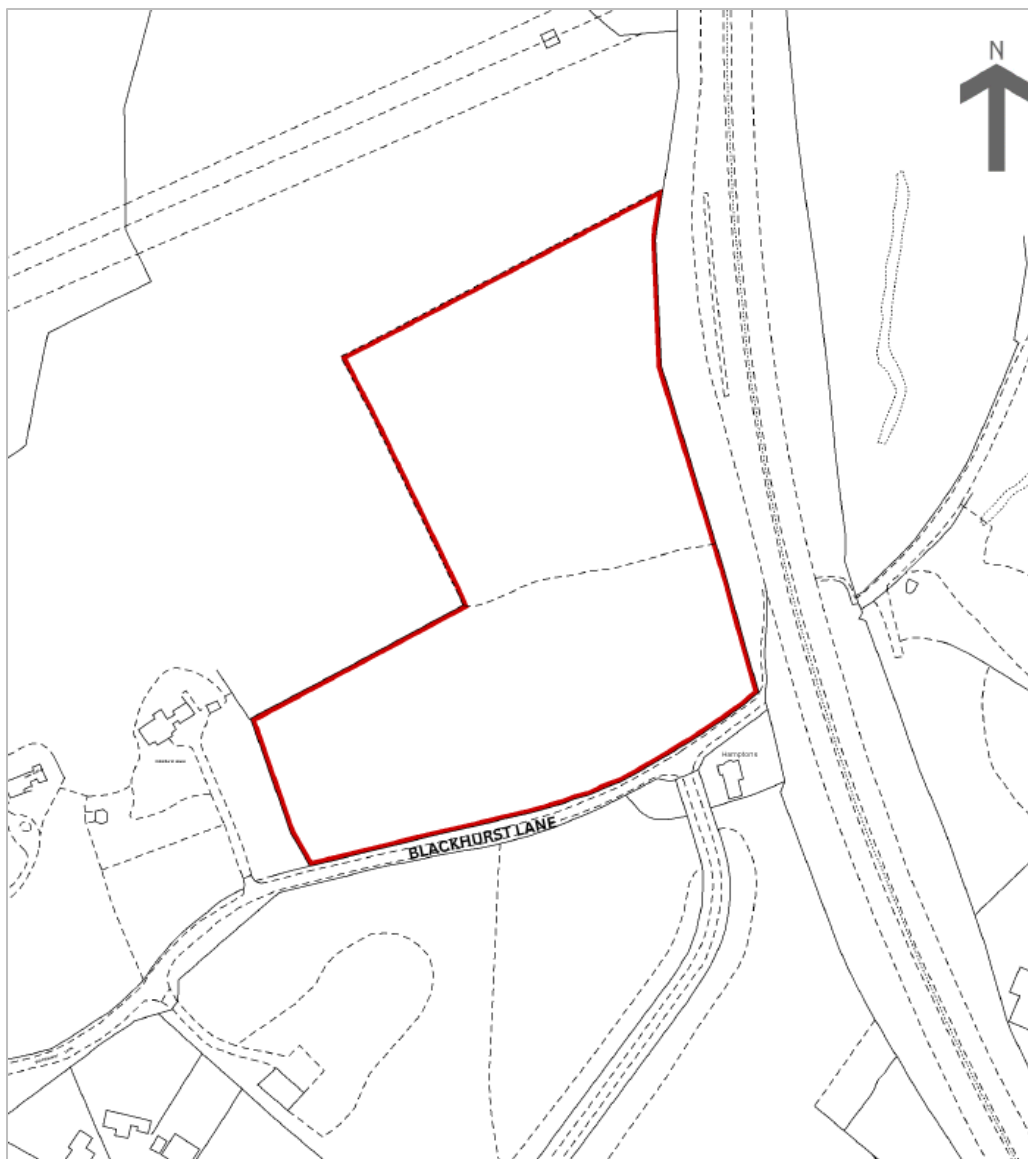
TENURE: The land is offered freehold with Vacant Possession.



RESTRICTIVE COVENANTS: The land will be sold subject to restrictive covenants to prevent future fragmentation of the woodland and to prevent any use that may be considered a nuisance to neighbouring landowners. Further details are available on request from the selling agent.

SERVICES: The land is not connected to any services. Applicants are required to make their own investigations as to the possibility of local service connections.

ACCESS: The woodland can be accessed along Blackhurst Road via two pedestrian gates.



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

DIRECTIONS: From the exit of the A21 Pembury Bypass, head west along Pembury Road and follow for 0.7 miles, before turning right at the crossroads onto Blackhurst Lane. Continue for 0.8 and the woodland will be located on the left hand side, with approximately 205m of road frontage.

MINERAL, SPORTS AND TIMBER RIGHTS: Included in the freehold sale, with the exception of shooting rights which are excluded.

WHAT3WORDS: Using the free What3Words App, the woodland can be accessed at [///live.label.appear](https://www.what3words.com/live/label/appear).

VIEWING: Permitted during daylight hours by prior arrangement with the selling agents. Please contact Will Jex for further information on 01892 832 325 (Option 3).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk



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.

OFFICES LOCATED AT:

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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