



# 125

— YEARS OF —

**Lambert  
& Foster**



**LAND ADJACENT TO 1 SOPHURST WOOD**  
SOPHURST LANE, MATFIELD, KENT TN12 7LL



**Lambert  
& Foster**

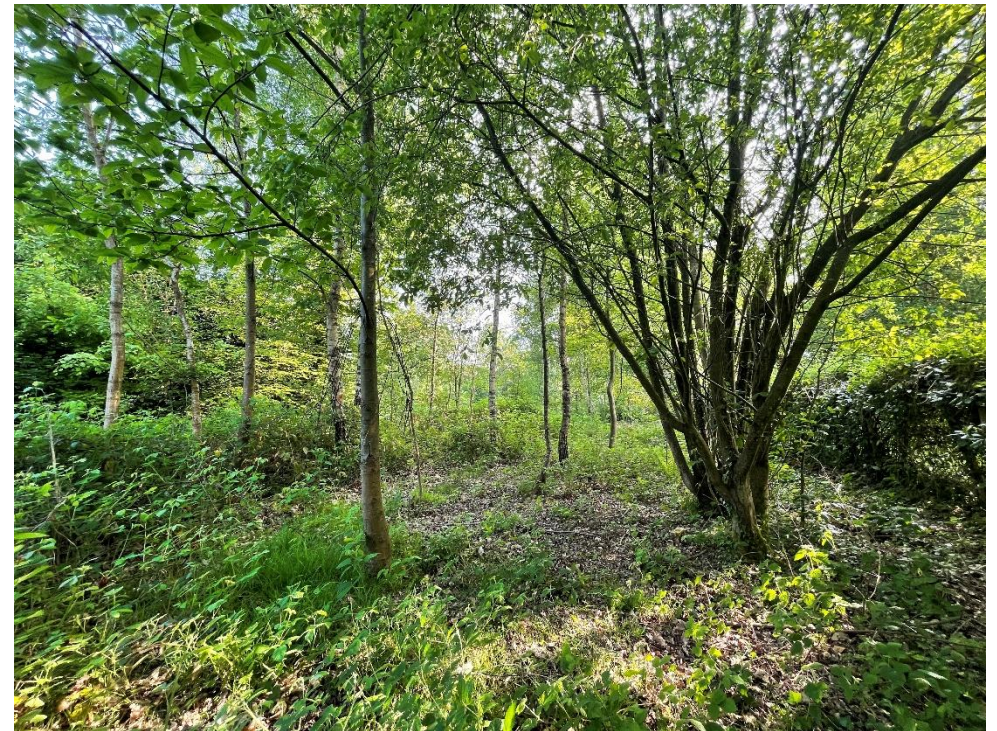


## LAND ADJACENT TO 1 SOPHURST WOOD, SOPHURST LANE, MATFIELD, KENT TN12 7LL

An irregular shaped block of mixed broadleaf woodland extending to 0.18 acres (0.07 hectares) with road frontage, situated nearby to the village of Matfield

GUIDE PRICE £15,000 FREEHOLD

For Sale by Informal Tender – Closing Date for Offers – Noon Friday 27<sup>th</sup> June 2025



### DESCRIPTION:

The land adjacent to 1 Sophurst Wood, otherwise known as Cooksfield, comprises an irregular shaped block of mixed broadleaf woodland with a collection of apple trees towards the rear boundary, extending in all to some 0.18 acres (0.07 hectares). The woodland has road frontage to Sophurst Lane to its northern boundary and is situated in between two residential properties to its east and west.

### TREE PRESERVATION ORDER:

An application for a Tree Preservation Order has been lodged with TWBC for the Beech tree fronting Sophurst Lane.

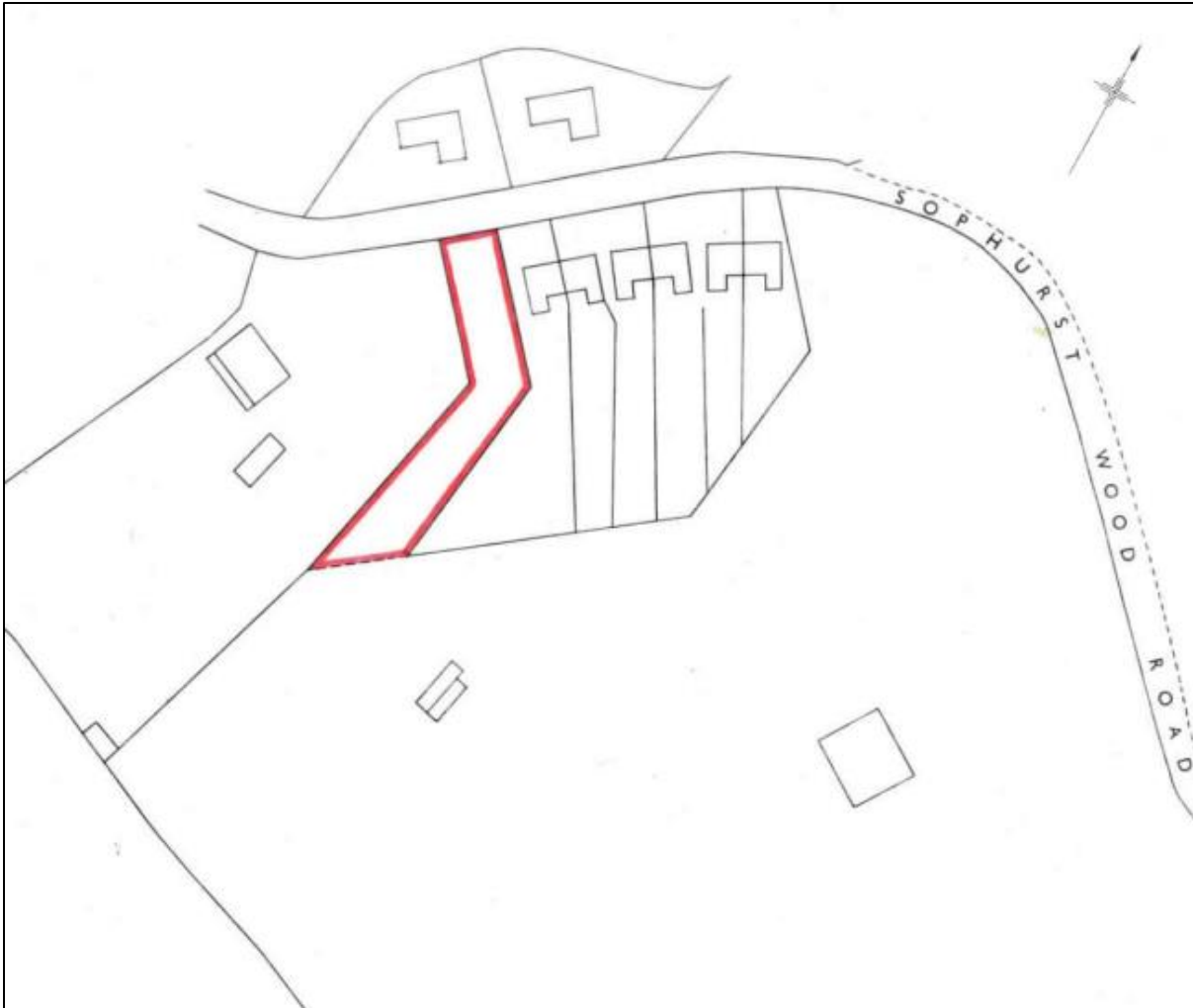
### DIRECTIONS:

The nearest postcode to the land is TN12 7LL. From Matfield village centre follow Maidstone Road (B2160) heading southbound for 0.9 miles before bearing left at the church onto Sophurst Lane. Continue along Sophurst Lane for a further 0.5 miles and the land will be located on the right hand side.

### ACCESS:

The land has frontage to Sophurst Lane.





**OVERAGE:** The vendors will retain an overage on the land reserving 30% of any increase in value in the event that planning permission for residential development is granted on the land within a 30 year period from completion.

**METHOD OF SALE:** The property is offered for sale by Informal Tender. Unconditional offers must be submitted by noon on Friday 27<sup>th</sup> June 2025 using the attached form. For any queries please contact the selling agent.

**VIEWING:** At any reasonable time during daylight hours having notified the selling agent Lambert and Foster's Paddock Wood Office on 01892 832325 (Option 3) Contact Will Jex for more information.

**WHAT3WORDS:** ///deduct.somebody.blackmail

**TENURE:** Freehold

**SERVICES & UTILITIES:** The land is not connected to any services.

**BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [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

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

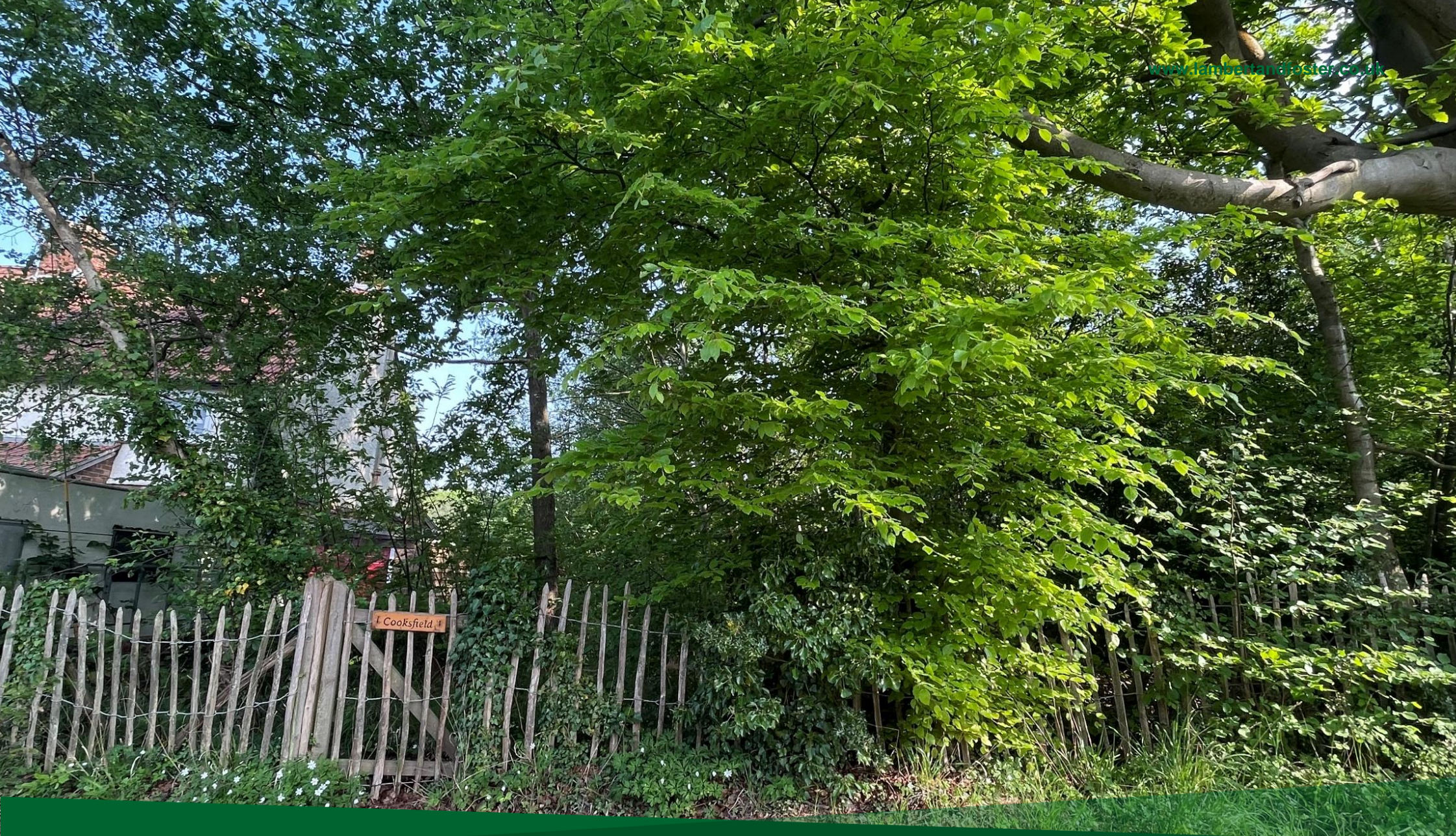
**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information 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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PROPERTY PROFESSIONALS FOR 125 YEARS