



125

— YEARS OF —

**Lambert  
& Foster**



**SPICKETS GROVE WOODLAND**  
HERMITAGE LANE, DETLING, KENT ME14 3HL



**Lambert  
& Foster**



DETLING SHOWGROUND 1.1 MILES | M2 (JUNCTION 5) 5.8 MILES | MAIDSTONE TOWN CENTRE 5.2 MILES

## **SPICKETS GROVE WOODLAND, HERMITAGE LANE, DETLING, KENT ME14 3HL**

A rectangular block of mixed broadleaf woodland extending to 2.31 acres (0.93 Hectares) with extensive road frontage, situated nearby to the Kent Showground at Detling.

GUIDE PRICE £35,000 - £40,000 FREEHOLD



### **DESCRIPTION**

Spickets Grove woodland comprises a broadly rectangular block of mixed broadleaf woodland standards and coppice, namely Oak, Sweet Chestnut, and Beech. The woodland has extensive road frontage on three sides to both Hermitage Lane and Scragged Oak Road, and extends in all to some 2.31 acres (0.93 hectares).

The site is designated as Ancient and Semi-Natural Woodland, and is situated within the Kent Downs Area of Outstanding Natural Beauty. The woodland is subject to a Tree Preservation Order.

### **ACCESS**

The land has frontage to the west and north from Hermitage Lane, and Scragged Oak Road to the east.

### **DIRECTIONS**

The nearest postcode to the land is ME14 3HL. From the A229 heading eastbound on Detling Hill, take the exit onto Scragged Oak Road and continue for 1 mile. The land will be located on the left hand side.



**LOCATION PLAN:** For illustrative purposes only.



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

**WHAT3WORDS:** Using the What3Words app, the centre point of the land is located at [///renew.spouse.engine](https://renew.spouse.engine)

**TENURE:** Freehold

**METHOD OF SALE:** The property 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.

**SERVICES & UTILITIES:** The land is not connected to any services. Prospective purchasers should rely on their own enquiries with regard to local availability of service connections.

**LOCAL AUTHORITY:** Maidstone Borough Council, Tel: 01622 602000.

**FLOOD & EROSION RISK** (Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

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

**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:

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

**HYTHE, KENT**

Tel. 01303 814 444

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Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

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Weald Office, 39 High Street  
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