



125

— YEARS OF —

**Lambert
& Foster**



ST DUNSTANS WOOD AND FIELD, ANVIL GREEN
WALTHAM, CANTERBURY, KENT CT4 5RY



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& Foster**

CANTERBURY 6 MILES | ASHFORD 10.3 MILES | FOLKESTONE 14 MILES

ST DUNSTANS WOOD AND FIELD, ANVIL GREEN, WALTHAM, CANTERBURY, KENT CT4 5RY

A pretty block of agricultural land and broadleaf woodland in a rural yet easily accessible location. In all 13.88 acres/5.61 ha

GUIDE PRICE £130,000 FREEHOLD



DESCRIPTION

The site extends in all to some 13.88 acres (5.61 hectares) and comprises an attractive block of fallow land that could be restored to pasture parkland 4.15 acres (1.67 hectares) and a mixed broadleaf coppice woodland 9.73 acres (3.93 hectares).

The site is accessed over a right of way leading off a quiet country lane close to the junction of the Petham to Waltham link road. The south east part of the land which fronts the road is fallow arable land with a number of attractive broadleaf standard trees, with the northern part a ring fenced block of coppice woodland.

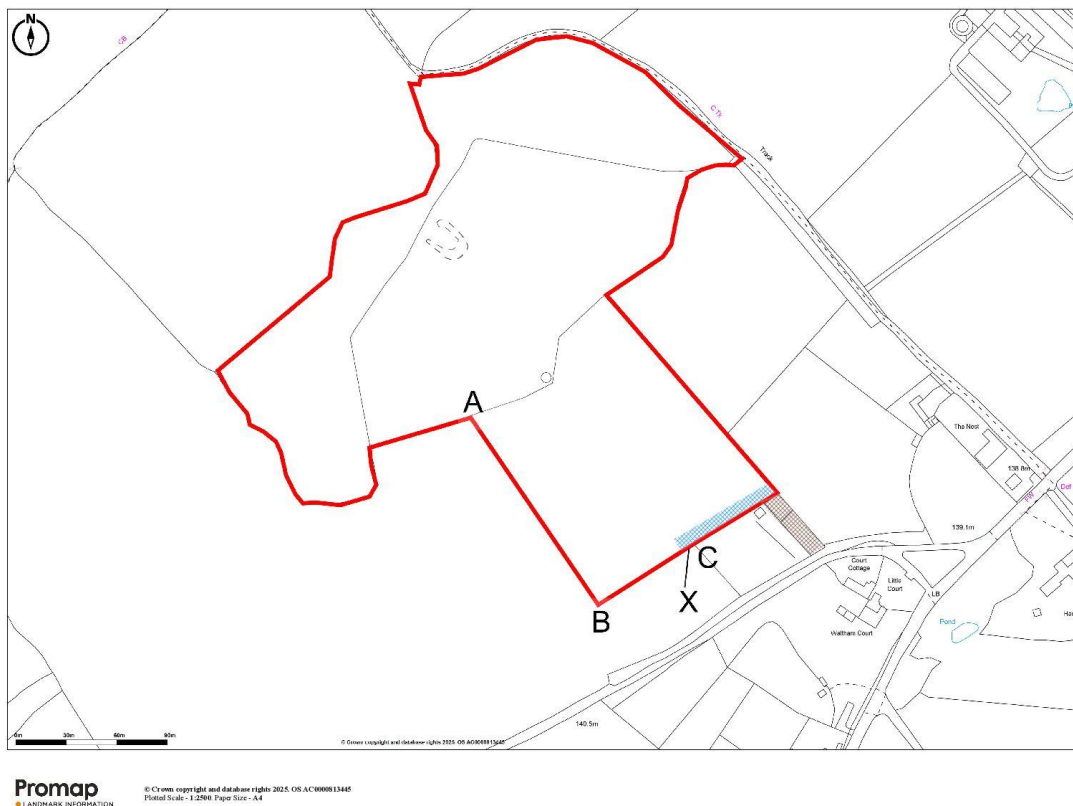
Located on the land on the boundary of woodland and field is an Ancient Dene Hole which is fenced off-DO NOT ENTER.

ACCESS: The land is accessed over a right of way shown hatched on the sale plan with use limited to forestry, equestrian and agricultural use. The Vendors will retain a right of way for agricultural purposes over the trackway shown hatched on the sale plan.

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.

TENURE: Freehold with Vacant Possession.

DIRECTIONS: The postcode of the property is CT4 5RY. If travelling south west from the village of Petham past Buckholt Park on the right hand side and take the next right hand turn Anvil Green Road towards Crundale. The entrance to the land is a very short distance along this lane opposite Court Cottage.



VIEWING: By prior notification with the selling agents. Contact Will Jex or Alan Mummery at our Paddock Wood Office. 01892 832325. (Option 3)

WHAT3WORDS: Using the What3Words app the entrance to the land can be located at [///shrub.tearfully.machinery](https://www.what3words.com/).

SERVICES & UTILITIES: No services are connected to the property. Prospective purchasers should rely on their own enquiries with regard to local availability of service connections.

LOCAL AUTHORITY: www.canterbury.gov.uk

FLOOD & EROSION RISK: The land is located in Flood Zone 1 with a low risk of flooding.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

FOOTPATHS: No public footpaths cross the site.

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

FENCING: The purchasers will be required to erect and thereafter maintain a sound stockproof fence along the newly created boundary to the fallow/parkland area between points A B & C. The fence to be erected within 3 months of completion installing an 8m gate at point X.

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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HYTHE, KENT

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CRANBROOK, KENT

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