



125

— YEARS OF —

**Lambert
& Foster**



THE FORSTAL
FIVE OAK LANE, STAPLEHURST, KENT TN12 0HH



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& Foster**

MARDEN 2.5 MILES | STAPLEHURST 2.5 MILES | MAIDSTONE 10.1 MILES

THE FORSTAL, FIVE OAK LANE, STAPLEHURST, KENT TN12 0HH

An attractive block of established former grant woodland and permanent pasture, extending in all to some 5.35 acres (2.16 hectares), located in between Staplehurst and Marden in Kent.

GUIDE PRICE £120,000 FREEHOLD



DESCRIPTION

The land extends in all to some 5.35 acres (2.16 hectares) and comprises an attractive block of level permanent pasture and two established blocks of woodland which were planted as part of a former woodland grant.

The land is stock fenced and has extensive road frontage to both Five Oak Road, and Wilden Park Road.

VIEWING

Strictly by appointment only. Please contact Lambert & Foster's Paddock Wood office on 01892 832325, option 3. Enquiries directed to Will Jex.



EASEMENT

Please note, the vendor will retain an easement with appropriate access rights to maintain the electricity pylon and junction box located in the field, registered under HM Land Registry title number TT16567.

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.



DIRECTIONS: From Staplehurst High Street, head south along Cranbrook Road (A229), turning right after 0.6 miles onto Pinnock Lane (just after passing the petrol station on your left). Continue for 1.9 miles along this road (which becomes Five Oak Lane), and the entrance to the land will be on the right hand side, directly opposite the entrance to the Balfour Winery.

ACCESS: The land is accessed via a private gated entrance off Five Oak Road.

FOOTPATHS: There are no public rights of way crossing the land. Please refer to the Kent County Council Online public rights of way map for details.

WHAT3WORDS: Using the free What3Words app, the entrance to the land can be located at [///ended.partyed.incensed](#)

TENURE: The land is offered freehold with Vacant Possession.

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

MINERAL, SPORT & TIMBER RIGHTS

Included in the freehold sale.

LOCAL AUTHORITY: Maidstone Borough Council, tel: 01622 602000

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

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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