



125

— YEARS OF —

**Lambert
& Foster**



FORGE ORCHARD
WILSLEY GREEN, CRANBROOK, KENT TN17 2LF



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An attractive roadside parcel of former apple orchards located in the hamlet of Wilsley Green in Cranbrook, Kent.
Extending in all to some 0.44 acres (0.17 hectares)

For Sale by Informal Tender – Closing date for offers Noon Wednesday 27th August 2025

GUIDE PRICE £25,000 FREEHOLD

SITUATION: Forge Orchard comprises an attractive parcel of former apple orchards with dual road frontage to Angley Road and Cranbrook Road, located in the hamlet of Wilsley Green on the outskirts of Cranbrook, Kent.

The land extends in all to some 0.4 acres (0.17 hectares) and falls within the Wilsley Conservation Area and the High Weald National Landscape Area. Forge Cottage has been managed by Cranbrook in Bloom, a local Charity managing various landscapes in the local area. A footpath crosses through the land (Ref WC174A). Please refer to the Kent Public Rights of Way Definitive Map for details.

RESTRICTIVE COVENANTS: The land will be sold subject to restrictive covenants to prevent development. Further details are available on request from the selling agent.

METHOD OF SALE: The property is offered for sale by Informal Tender. Unconditional offers must be submitted by noon on Wednesday 27th August 2025, using the attached form. For any queries, please contact the selling agent.

DIRECTIONS: From Cranbrook High Street head south along Stone Street. Bear left onto Waterloo Road past the Grammar School and continue for 0.7 miles and the land will be located on the left hand side.

LOCAL AUTHORITY: Tunbridge Wells Borough Council (01892 526121) Mount Pleasant Road, Royal Tunbridge Wells, Kent TN1 1RS. <https://tunbridgewells.gov.uk/>

VIEWING: At any reasonable time during daylight hours. Contact Will Jex for more information. Paddock Wood Office 01892 832325 (Option 3)

WHAT3WORDS: ///alleyway.ignites.labs

TENURE: Freehold

SERVICES & UTILITIES: The property is not connected to any services. Purchasers should rely on their own enquiries as to the availability of local services.

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 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.

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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