



LAND WEST OF FREIGHT LANE  
CRANBROOK, KENT TN17 3FA



**Lambert  
& Foster**

## LAND WEST OF FREIGHT LANE, CRANBROOK, KENT TN17 3FA

An attractive block of permanent pasture with timber field shelter located on the outskirts of the town of Cranbrook in the Weald of Kent, extending in all to some 4.72 acres (1.91 hectares).

GUIDE PRICE £90,000 FREEHOLD



### DESCRIPTION

The land is in a single, broadly rectangular block predominantly comprising gently sloping pasture, together with a timber frame field shelter and a small area of woodland along the northern border with the Crane Brook. All of the land is stock fenced, and is surrounded by further agricultural land on all sides.

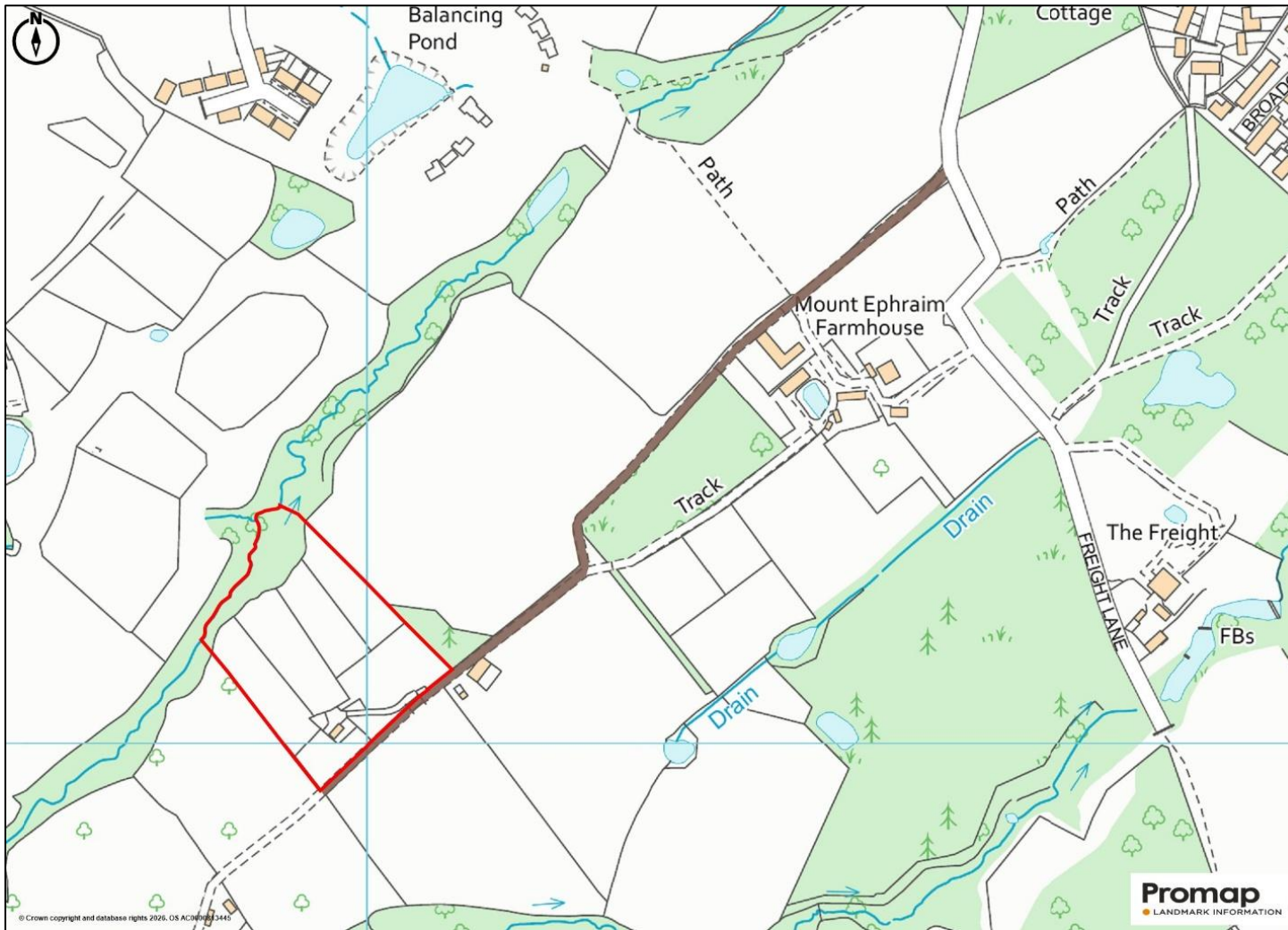
It is accessed via a right of way along a mixed hardcore and dirt track (also a footpath) immediately off Freight Lane, leading to a gated entrance to the land set back from the track. The right of way is at all times and for all purposes.

### SITUATION

The land is located off Freight Lane, southwest of the town of Cranbrook which has extensive amenities.

### 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.



**DIRECTIONS:** From Cranbrook High Street, head southeast up The Hill, before turning right onto Frythe Way. Continue along this road for 0.2 miles before turning right onto Frythe Walk, and at the end of the road turn left onto Freight Lane. Continue for 0.2 miles before bearing right onto the private driveway, which leads to a five-bar gate. Once through the five-bar gate, a dirt track leads some 400m to the gated entrance to the land on the right-hand side.

**VIEWING:** Strictly by appointment only with the selling agent's Paddock Wood office 01892 832325, option 3. Contact Will Jex for further information.

**WHAT3WORDS:** Using the What3Words app, the entrance gate to the land is located at [///transcribes.lobster.mere](https://www.what3words.com/#!/transcribes.lobster.mere).

**TENURE:** Freehold with vacant possession.

**SERVICES & UTILITIES:** Water has been previously connected to the land, however it is understood to be currently disconnected. No further services are connected. Prospective purchasers should rely on their own enquiries with regard to local availability of service connections.

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council. Tel 01892 526121.

**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](https://www.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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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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