



PLUM BANK
BUCKHOLT FARM, ANVIL GREEN, WALTHAM, CANTERBURY CT4 7EU



**Lambert
& Foster**

FOLKESTONE 16 MILES | ASHFORD 9.5 MILES | CANTERBURY 7.5 MILES

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18 Acres (7.28 Hectares) of pasture in a very attractive valley in secluded rural location. Subject to Reptile Relocation Management Agreement until February 2035.

GUIDE PRICE £135,000 FREEHOLD



SITUATION

Plum Bank is located in between the villages of Waltham and Sole Street with access from a quiet country lane, some 6 miles south west of the city of Canterbury. Canterbury as a full range of social, recreational and educational facilities, as does the market town of Ashford, some 10 miles to the west, which also has a fast mainline railway connection to central London in around 36 minutes.

DIRECTIONS

The nearest postcode to the property is CT4 7EU. Using the What3Words App, access to Plum Bank will be found at user.lollipop.jubilant

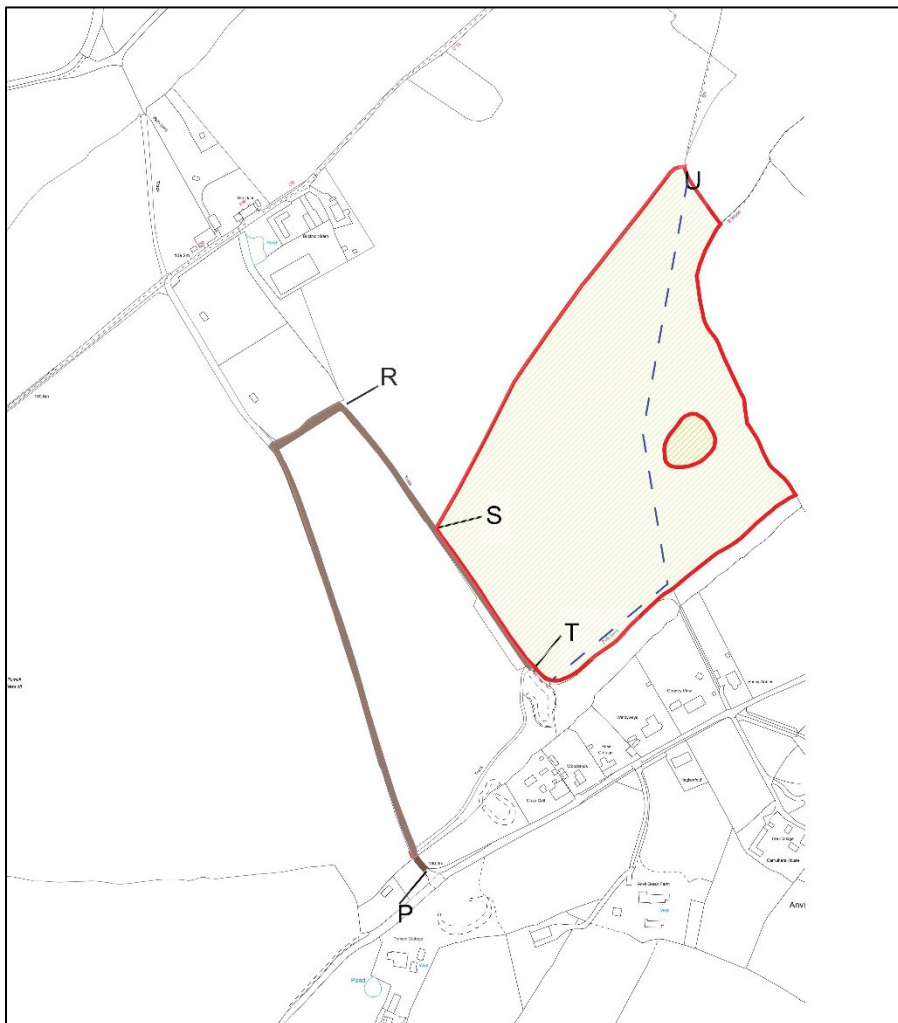


DESCRIPTION

Forming part of the former Buckholt Farm, Plum Bank is an attractive pasture field located in a valley in an attractive secluded rural location. The land is accessed over a right of way, at all times and for all purposes, shown on the sale plan coloured brown, which is subject to a contribution according to user. Located within the pasture fields is a small copse of broadleaf woodland.

FOOTPATHS

Two footpaths pass across the land (CB930 and CB549). The routes of which are shown hatched with a blue line on the illustrative sale plan.



REPTILE RELOCATION AGREEMENT

The land is subject to a Reptile Relocation Licence and Management Agreement between the current owner and Orchard Farm Kent Limited. This imposes obligations on the future owner for the duration of the 10 year Agreement until February 2035. The purchaser will be required to enter into a covenant to abide by the terms of the Relocation Licence which sets out the management plan for the initial 5 years, and requirements for future monitoring, management and surveys.

METHOD OF SALE: The land is offered for sale on a Private Treaty basis.

VIEWING: The land can be viewed at any reasonable time during daylight hours, having notified Lambert & Foster's Paddock Wood office 01892 832325, option 3.

TENURE: Vacant possession on completion, subject to assignment of the Reptile Relocation Licence.

SERVICES & UTILITIES: A metered water supply is connected to the land.

LOCAL AUTHORITY: Ashford Borough Council, International House, Dover Place, Ashford, Kent TN23 1HU 01233 331111. Website www.ashford.gov.uk

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The land being sold will benefit from access at all times and all purposes over the route shown on the sale plan marked brown between the points **P-R-S-T** subject to a contribution to future maintenance and repair, according to user.

The purchasers will be responsible for erecting and thereafter maintaining a sound stockproof fence along the boundary marked **S-U** shown on the sale plan.

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 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. AML searches will apply.



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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