

LAND ADJACENT TO DUESDEN
TENTERDEN ROAD, BIDDENDEN, KENT TN27 8BJ

EST 1900

Lambert & Foster

TENTERDEN 3.7 MILES | ASHFORD 12.67 MILES | HEADCORN MAINLINE RAILWAY STATION 5.6 MILES

LAND ADJACENT TO DUESDEN, TENTERDEN ROAD, BIDDENDEN, KENT TN27 8BJ

A small pasture parkland field with road frontage to the A262 Tenterden Road.

GUIDE PRICE £35,000 FREEHOLD



DESCRIPTION

A pasture parkland field extending in all to some 0.84 acres/0.34 hectares, rectangular in shape with short frontage to the A262 where there is a gated entrance. The land is suited to livestock grazing or an amenity/lifestyle buyer with agricultural or equestrian interests. The land has a number of magnificent, mature broadleaf trees.

ACCESS

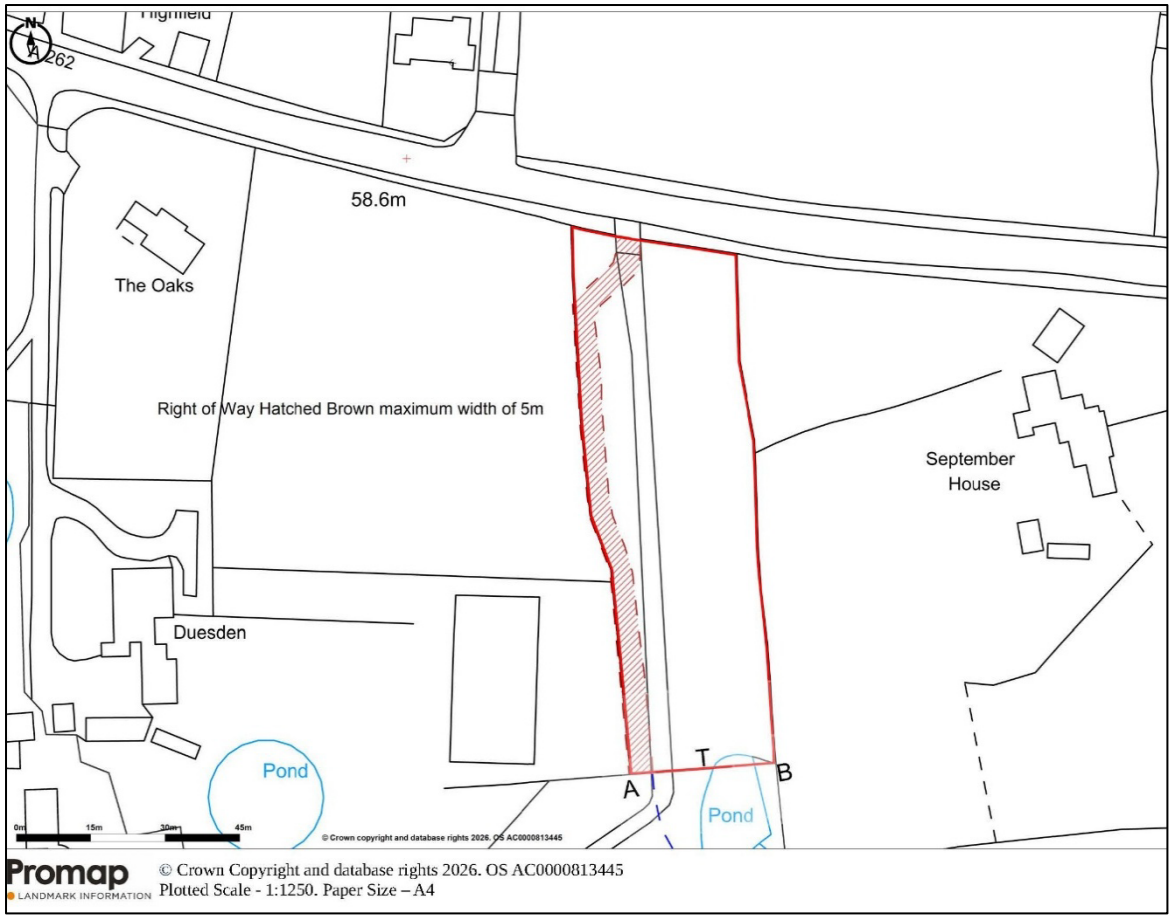
The land has a gated access from the A262 Tenterden Road.

NOTES

1) The sale will be subject to an overage reserving to the sellers 30% of any uplift in the event of any non-agricultural/non-equestrian planning permission being granted on the site within 30 years of completion.

2) An adjacent landowner has a right of way over the trackway over the land shown hatched brown along the western boundary of the site.

3) The vendors will retain a pedestrian right of way along the route of the vehicular right of way noted on the sales particulars to access on foot only a parcel of woodland in their ownership located to the south.



DIRECTIONS: The nearest postcode to the property is TN27 8BJ. For the gated entrance to the land, the What3Words location is: ///estimated.pest.glitz

VIEWING: At any reasonable time during daylight hours, having notified the selling agents Lambert & Foster's Paddock Wood office on 01892 832325 Option 3.

TENURE: Freehold

METHOD OF SALE: The property is offered for sale by Private Treaty. If a number of offers are received, the vendors reserve the right to fix a closing date for Best and Final Offers.

SERVICES & UTILITIES:

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

BROADBAND & MOBILE COVERAGE:

(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY: Ashford Borough Council, International House, Dover Place, Ashford, Kent TN23 1HU. Tel: 01233 331111.

DESIGNATIONS: All of the property is situated within the National Landscapes Area (formerly Area of Outstanding Natural Beauty)

FLOOD & EROSION RISK: (Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

MINERAL, SPORT AND TIMBER RIGHTS: Included in the freehold.

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.



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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