

WOODLAND AT KINGS TOLL ROAD
PEMBURY, TUNBRIDGE WELLS, KENT TN2 4BE

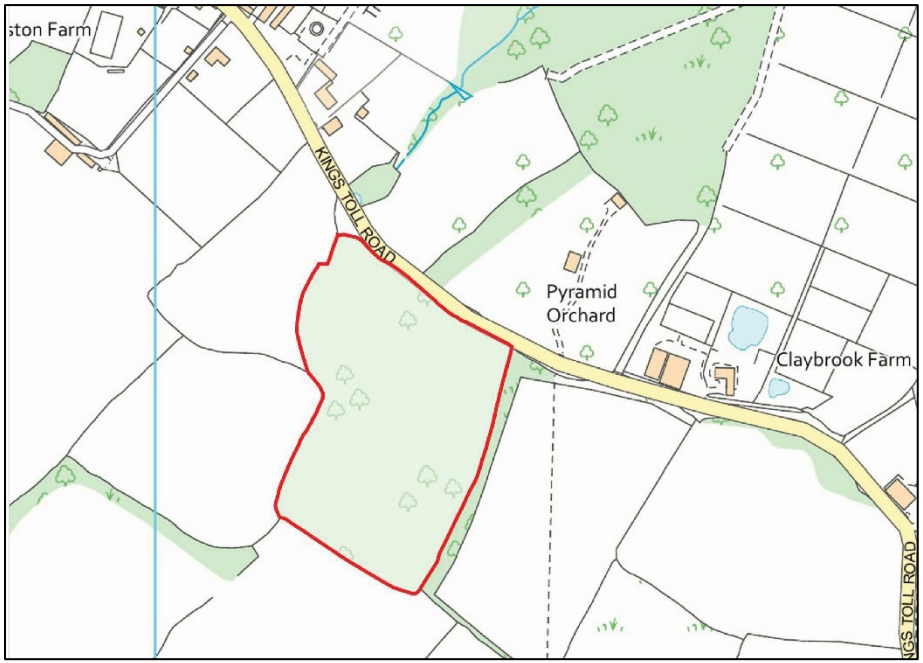
EST 1900

Lambert & Foster

WOODLAND AT KINGS TOLL ROAD, PEMBURY, TUNBRIDGE WELLS, KENT TN2 4BE

8.94 acres/3.63 hectares of mixed broadleaf mainly coppice woodland.

GUIDE PRICE £75,000 FREEHOLD



DESCRIPTION: A parcel of mixed broadleaf mainly coppice woodland extending to 8.94 acres/3.63 hectares including Oaks, Ash and Sycamore Standards. The woodland has long road frontage to Kings Toll Road and is designated as Ancient and Semi Natural Woodland.

SITUATION: The woodland is located to the south of Kings Toll Road, with easy access to the A21 with its onward links to the M25 and national motorway network. Paddock Wood town with its railway station is 4.3 miles to the north with direct rail services to London and the coast.

VIEWING: By appointment only. **Paddock Wood Office:** 01892 832325.

WHAT3WORDS: The access to the woodland can be found at ///sloping.glitter.volume.

TENURE: Freehold

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

LOCAL AUTHORITY: Tunbridge Wells Borough Council, Town Hall, Mount Pleasant Road, Tunbridge Wells, Kent TN1 1RS. Telephone 01892 521121. https://tunbridgewells.gov.uk/

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: Available on request.

FLOOD & EROSION RISK: The woodland is located in an area deemed a very low risk from rivers and sea flooding.
(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 guaran s 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.

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OFFICES LOCATED AT:

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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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