



AGRICULTURAL LAND FOR SALE c0.8 ha (2 acres)

Plot 6 - Dowingbury Farm, Redwings Lane, Pembury, Tunbridge Wells, TN2 4AR

est. 1828
bracketts

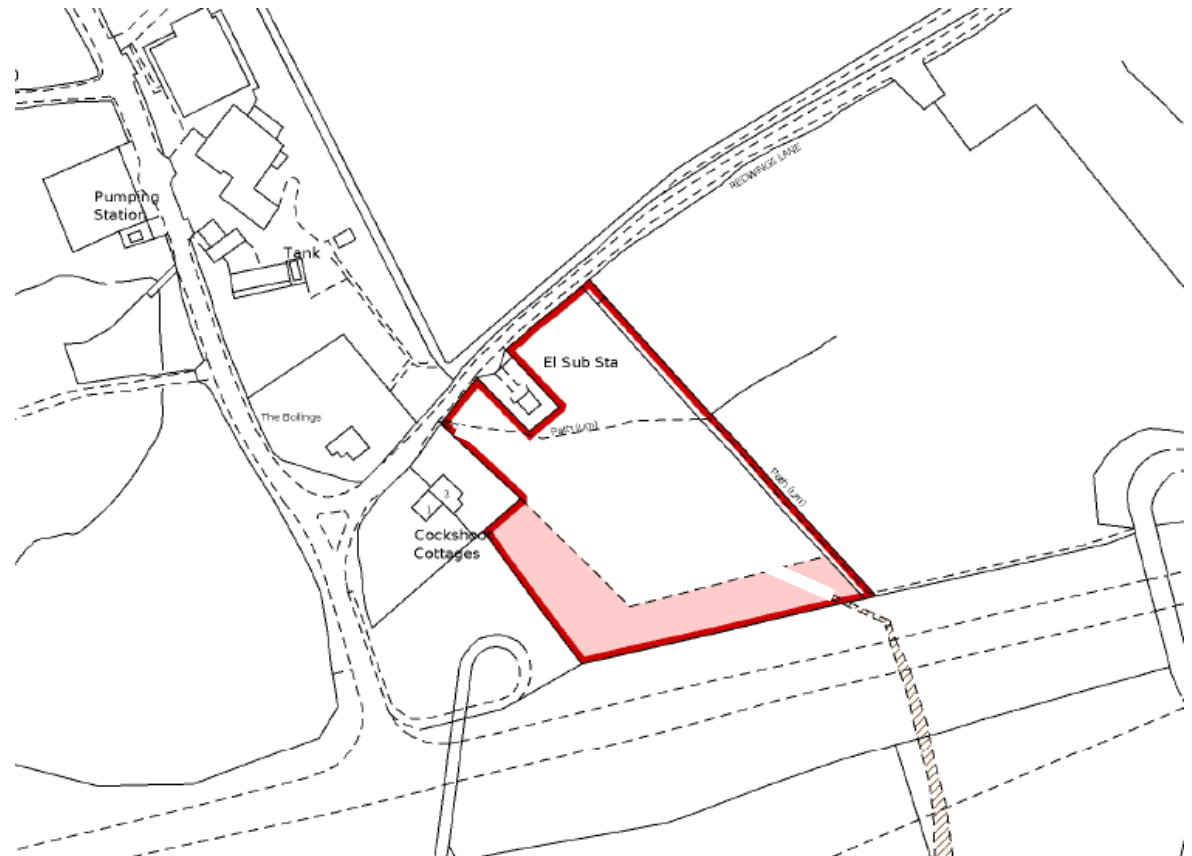
EXECUTIVE SUMMARY

- PARCEL OF AGRICULTURAL LAND ON REDWINGS WAY
- EXTENDS TO c0.8 ha (2 acres)
- SMALLHOLDING OR LONGER-TERM LANDHOLDING OPPORTUNITY



LOCATION

The subject property comprises a roughly rectangular parcel of agricultural land on Redwings Way, situated in a rural location opposite Pembury Reservoir to the north of the village of Pembury, within the Kent countryside.



RED LINE FOR INDICATIVE PURPOSES ONLY

DESCRIPTION

The land is accessed from Redwings Lane and lies within an established agricultural setting characterised by open fields, hedgerow boundaries, sporadic farmsteads and some residential dwellings. The site also benefits from electric.

The site rises from the road. A substation bisects the front portion of the site.

A public footpath historically ran through the site, this has now been diverted.

Extends c 0.8 ha (2 acres)

PLANNING

The site comprises greenfield pasture land and we believe this to fall within the High Weald Area of Outstanding Natural Beauty (the AONB) which has become the High Weald National Landscape (HWNL).

The site subsequently appears to lie within controlled countryside, and in practice is treated as Green Belt land.

Interested parties are encouraged to review the Green Belt and the National Planning Policy Framework (NPPF).

LEGAL TENURE

The site is held freehold under Land Registry Titles No. TT1111686

LOCAL AUTHORITY

Tunbridge Wells Borough Council

QUOTING PRICE

Offers in excess of £50,000

VAT - TBC

METHOD OF SALE

Offers for the Freehold of the site with Vacant Possession are invited.

All offers will need to specify:

- Purchase price
- Payment profile
- Timescales for exchange and completion
- Any conditionality
- Proof of funds in the sum of the offered purchase price

Please note that the Vendor reserves the right not to accept the highest or any offer, withdraw the site from the market or alter the method of sale at any time.

LEGAL COSTS

The purchaser to provide the Vendor with a legal and professional cost undertaking, in the event they withdraw from the transaction following the agreement of the Memorandum of Sale.

FURTHER INFORMATION & VIEWINGS

Viewing strictly by appointment through sole selling agent **Bracketts**

Joshua O'Brien

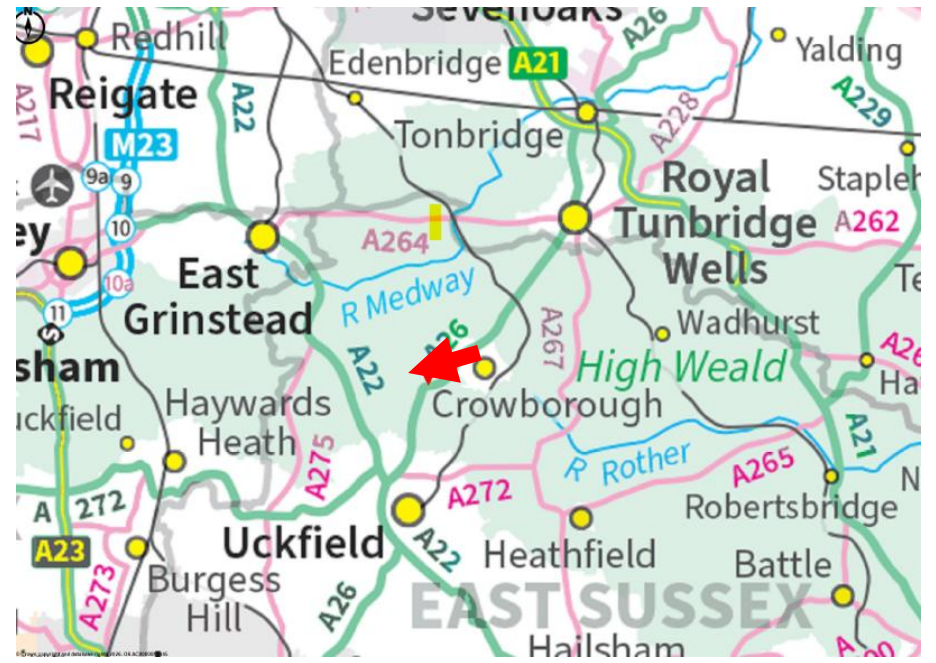
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Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Subject to contract and proof of funds

Important Notice - Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



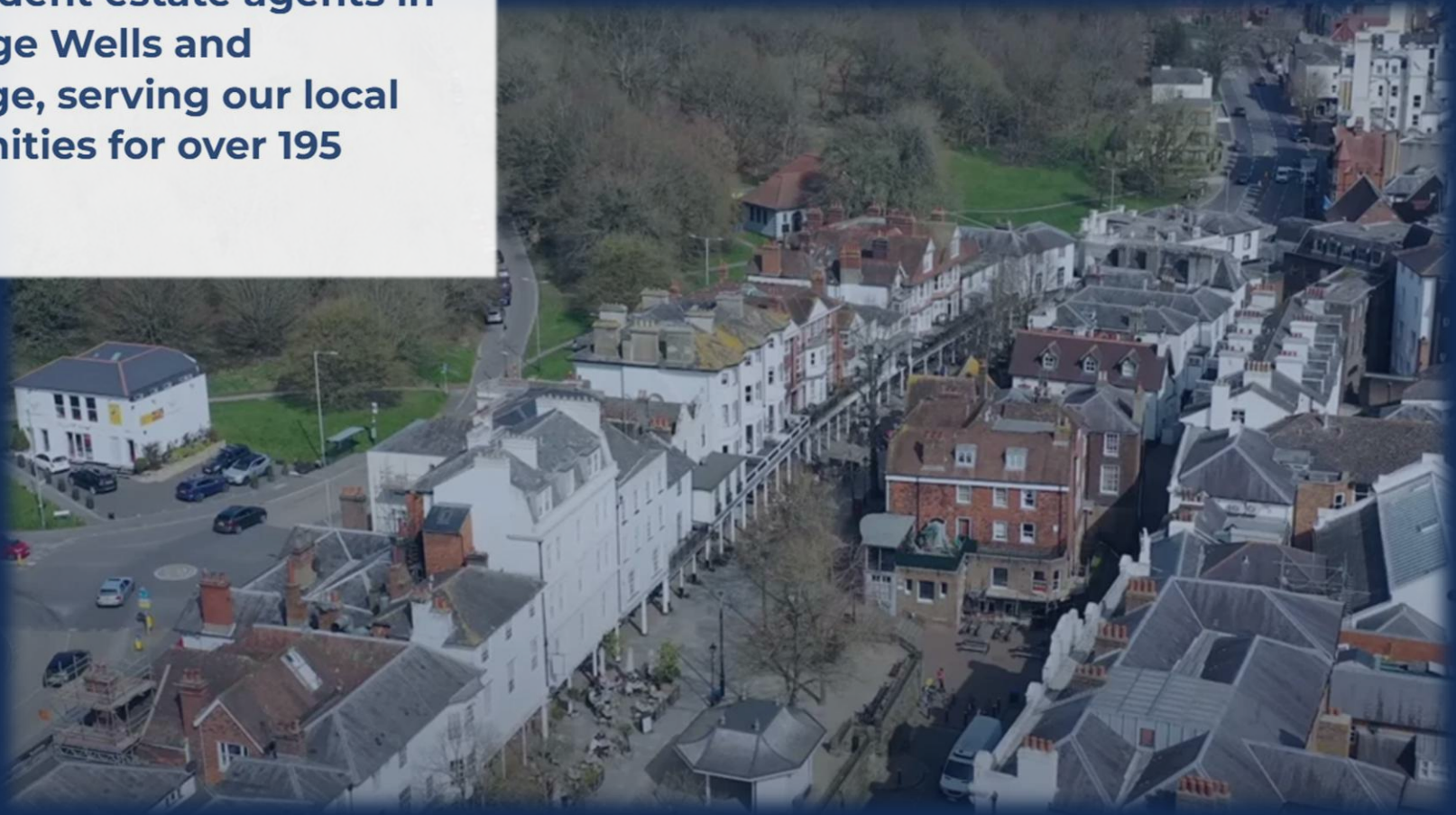


Area: 1.659 acres (6711.94 m²)

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