



**Lambert  
& Foster**



**LAND AND BUILDINGS AT KINGDOM COTTAGE**

TIBBS COURT LANE, BRENCHLEY, TONBRIDGE | KENT | TN12 7AH

Guide Price £160,000

Paddock Wood Mainline Railway Station 4 Miles Tunbridge Wells 6.5 Miles

## LAND AND BUILDINGS AT KINGDOM COTTAGE, BRENCHLEY, KENT, TN3 8AD

An agricultural building in a splendid rural location with pasture and woodland extending to 3.17 acres (1.28 hectares) with potential, subject to planning permission.

**VIEWING:** Strictly by appointment with the Agents' Paddock Wood Office on 01892 832325.

### INTRODUCTION

An agricultural building in a splendid rural location with pasture and woodland extending to 3.17 acres (1.28 hectares) with potential for other uses, (subject to planning permission). The land and buildings are being offered for sale concurrently with the Vendor's Cottage Kingdom Cottage which adjoins the property to the west.

Note: No sale of the buildings and land will be arranged until a buyer is found for Kingdom Cottage, or alternatively an acceptable offer is received for the whole. Separate details are available for the residential property.

### DESCRIPTION

The Kingdom Cottage land is located in the sought after Parish of Brenchley on the intersection of Tibbs Court Lane and Kite Lane. There is easy access to the west to the A21 within a few minutes drive. Approached through a gated entrance, the land is located in a valley location with the farm building located in the north west corner. The building is a steel portal framed fully enclosed shed (9.4m x 7m), with part block walls and box profile steel cladding to eaves under a pitched corrugated fibre cement roof. It is extended on its eastern end by a timber and box profile steel clad lean to (7m x 4.5m).

The land extends to some 3.17 acres comprises 2.26 acres of pasture parkland including a number of specimen broadleaf trees and is surrounded by a shelter belt of woodland extending to 0.91 acres.

**Note:** The Vendor is retaining a small square of land which will continue to enjoy pedestrian access off Kite Lane, which is the site of a family grave.

### PLANNING

No planning applications have been sought for any non-agricultural use. Prospective purchasers are advised to make their own enquiries of a Planning Consultant or Tunbridge Wells Borough Council direct.

### DIRECTIONS

The postcode of the property is TN12 7AH. Please see location plan overleaf.

### TENURE

The land is offered for sale freehold with vacant possession on completion.

### SERVICES

No services are connected to the property.

### MINERALS, SPORT AND TIMBER

All mineral rights, sporting rights and standing timber, so far as they are owned, are included in the freehold.

### FENCING

The purchaser will be required to erect and thereafter maintain a sound stockproof fence between the points A, B, C and D shown on the sale plan within 1 month of completion. This area is being retained by the Vendors.

### LOCAL AUTHORITY

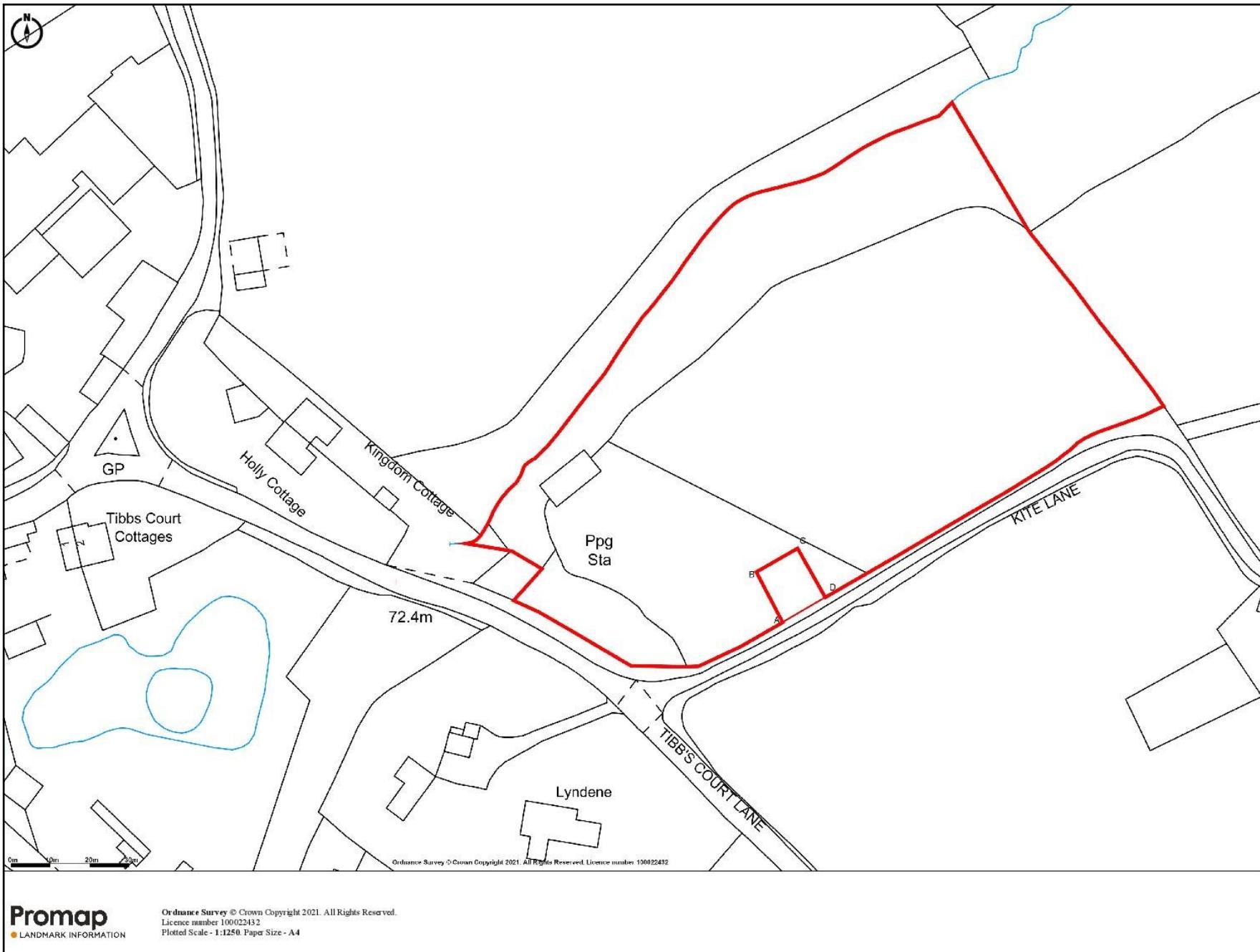
Tunbridge Wells Borough Council. (01892 526121)

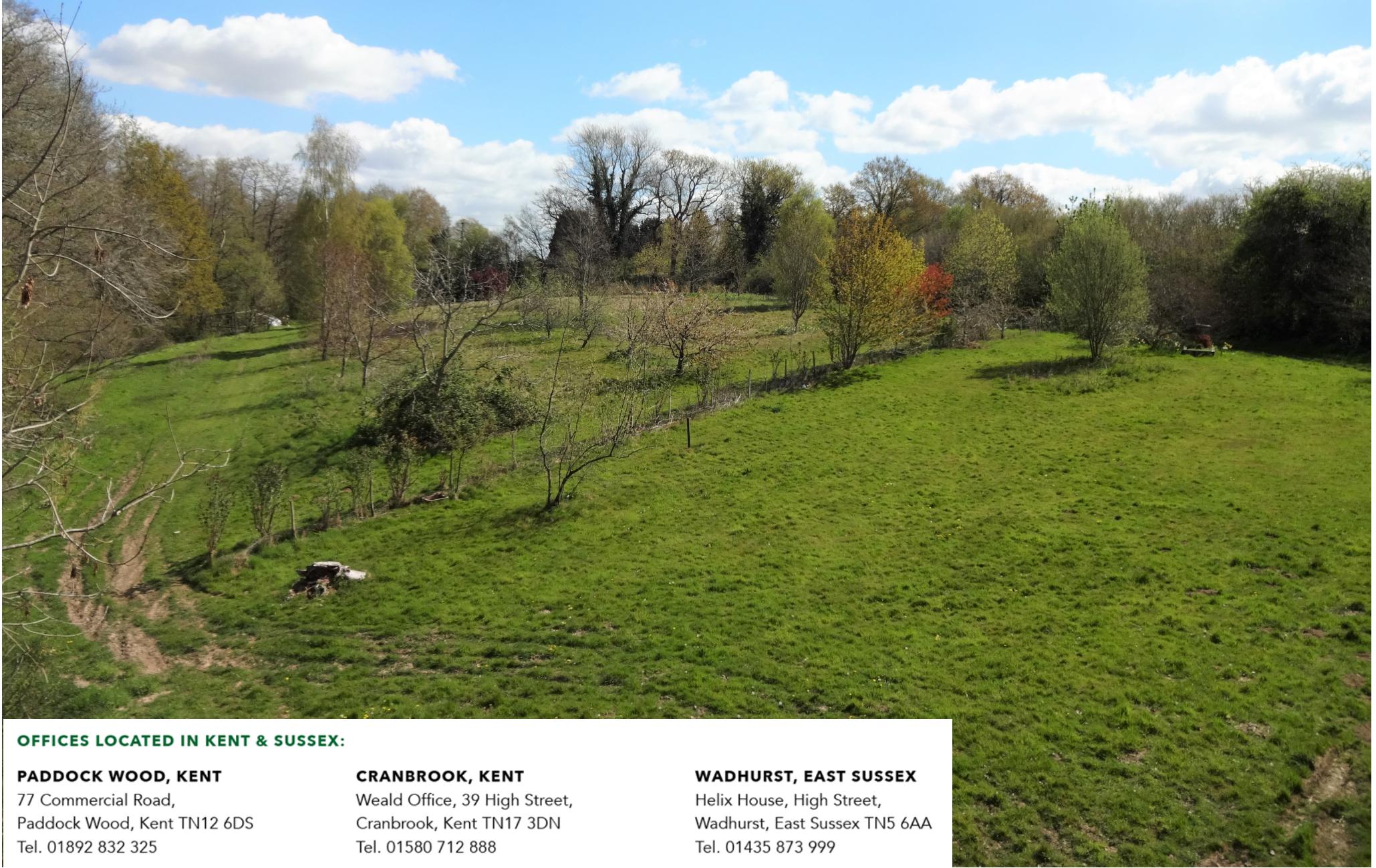
### PARTICULARS, PLANS AND SCHEDULES

The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.

### MONEY LAUNDERING REGULATIONS

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. Unfortunately, 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 IN KENT & SUSSEX:**

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Weald Office, 39 High Street,  
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**WADHURST, EAST SUSSEX**

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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 but 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 Property Misdescriptions Act 1991, 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.