



LAND AT FOXHOLE LANE  
MATFIELD, KENT TN12 7ES



**Lambert  
& Foster**

MATFIELD 0.7 MILES | Paddock Wood 2.7 MILES | ROYAL TUNBRIDGE WELLS 5.9 MILES

## LAND AT FOXHOLE LANE, MATFIELD, KENT TN12 7ES

An attractive block of agricultural land and woodland with road frontage, located on the rural outskirts of Matfield in Kent.

Extending in all to some 1.99 acres (0.80 hectares)

GUIDE PRICE £60,000 FREEHOLD



### DESCRIPTION

The land at Foxhole Lane comprises an attractive parcel of agricultural land and woodland, extending in all to some 1.99 acres (0.80 hectares).

The majority of the land comprises chestnut coppice woodland, with some more mature varieties toward the southeastern boundary of the land, which slopes down towards the stream at the base of the valley. There is a further small, cleared area of grassland fronting Foxhole Lane in the northwestern corner of the land. The site is designated as Ancient and Semi-Natural Woodland and is situated within the High Weald National Landscape Area.

### DIRECTIONS

From the Matfield crossroads, head northwest along Chestnut Lane and after 0.2 miles turn left onto Foxhole Lane. Continue along Foxhole Lane for 0.5 miles and the entrance to the land will be located on the left-hand side.

### ACCESS

The land is accessed via a private gated entrance off Foxhole Lane and has over 100m of road frontage.



**VIEWING:** During daylight hours, by prior arrangement. Please contact Lambert & Foster's Paddock Wood office on 01892 832325, option 3. Enquiries directed to Will Jex.

**METHOD OF SALE:** The property is offered for sale via Private Treaty. If demand dictates the Agent may set a deadline for Best and Final Offers in the event that significant interest is received.

**WHAT3WORDS:** Using the free What3Words app, the entrance to the land can be located at [///scoots.billiard.bombard](https://www.what3words.com/#!/en////scoots.billiard.bombard).

**TENURE:** The land is offered freehold with Vacant Possession.

**SERVICES & UTILITIES:** The land is not currently connected to any mains services. Prospective purchasers should rely on their own enquiries with regard to local availability of service connections.

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council (01892 526121).

**FLOOD & EROSION RISK:** The land is located predominantly on high ground in Flood Zone 1, an area with low risk of flooding. The stream which runs along the southern boundary is located within Flood Zone 3, an area with high risk of flooding.

**MINERAL, SPORT & TIMBER RIGHTS:** Included in the freehold sale.

**FOOTPATHS:** There are no public rights of way crossing the land. Please refer to the Kent County Council Online public rights of way map for details.

**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.



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**HYTHE, KENT**

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**CRANBROOK, KENT**

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Weald Office, 39 High Street  
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