



**KENTDALE, ERIDGE GREEN,  
TUNBRIDGE WELLS | EAST SUSSEX | TN3 9LH**  
Guide Price £650,000



**Lambert  
& Foster**



## KENTDALE, ERIDGE GREEN, TUNBRIDGE WELLS, EAST SUSSEX, TN3 9LH

A collection of former livestock turned commercial buildings with potential, situated within an attractive block of ancient woodland extending to 21.93 acres (8.87 hectares), nestled on the outskirts of Tunbridge Wells.

ERIDGE 2 MILES | TUNBRIDGE WELLS 7.4 MILES | CROWBOROUGH 3.5 MILES

**Guide Price £650,000**

**SITUATION:** Kentdale is located in a rural yet accessible location on the outskirts of Tunbridge Wells, surrounded by further agricultural land and approached via a 0.3 mile private driveway from Forge Road. The property is situated approximately 2 miles away from Eridge, which offers local amenities and a mainline station, with further facilities available in Crowborough, approximately 3.3 miles distant.

**DESCRIPTION:** Kentdale comprises an exciting opportunity to purchase a collection of commercial buildings set within an exceptional block of ancient woodland teaming with wildlife. The buildings lie central to the site and are encircled by the woodland, which slopes down to the east toward a meandering stream in the valley. The buildings formerly housed livestock, as reflected in their construction, however have been in used, in accordance with their lawful planning use as a commercial workshop, as a furniture repair facility for over thirty years.

The property is arranged in two blocks split either side of the private road and is offered for sale as a whole. The main block to the north of the road comprises the buildings and woodland, and the block to the south comprises solely woodland.

**BUILDINGS:** The buildings at Kentdale are arranged as follows (floor plans included within the brochure);

### *1 – Former Piggery*

Brick construction with a pitched concrete fibre cement sheet roof and a small adjoining timber lean-to. This building has been in use as a furniture repair workshop for many years, and has since had the loft space converted for ancillary storage purposes.

### *2 – Former Livestock/Storage Building*

An Irregular shape building of mixed construction under a pitched roof with box profile sheeting, situated on a large concrete pad surrounded by various timber sheds. This building has been used as storage, for the furniture repair business. The interior of this building is in need of some repair.

### *3 – Storage Building*

Timber framed construction with a combination of vertical timber and weatherboard cladding, under a pitched clay tile roof. There is a brick chimney to the rear of the building. This building is also in use as storage. A former timber shed is located within the curtilage of this building, however it is now in a dilapidated condition.

**EPC:** The former piggery building has an EPC rating of D, valid until 15<sup>th</sup> July 2032.

**SERVICES:** Mains water, electricity, and private drainage.

**METHOD OF SALE:** Kentdale is offered for sale by Private Treaty as a whole. The selling agent may set a date for best and final offers and interested parties are advised to register their interest with the selling agent, in order to be kept updated on the sales process.

**TENURE:** The property is offered Freehold, subject to a business lease with a 3-year term remaining. Further details on the lease can be obtained by the selling agent.

**PUBLIC RIGHTS OF WAY:** The East Sussex County Council Definitive Rights of Way Map shows a Bridleway extending the length of the private road within the Kentdale HM Land Registry Title. There are no other public rights of way crossing the land.

**WOODLAND GRANT SCHEMES:** The land is not entered within any Woodland Grant Schemes.

**DESIGNATIONS:** Kentdale is located within the High Weald Area of Outstanding Natural Beauty and all of the land is classified as Ancient and Semi-Natural Woodland.

**DIRECTIONS:** From Royal Tunbridge Wells, head south along the A26 (Eridge Road) for approximately 4.5 miles, then take the right hand turn onto Groombridge Lane, followed by a left hand turn onto Forge Road. Follow Forge Road for 0.3 miles and then turn left onto the private road known as Kentdale. The access to the property will be on the right hand side, approximately 0.3 miles along this road.

**WHAT3WORDS:** Using the free What3Words App, the access to Kentdale can be found at //talkers.assess.premises.

**VIEWING:** Strictly by appointment only. Please contact the selling agents Wadhurst office, with enquiries directed to Dan Page or Will Jex on 01435 873 999 (please select option 3 for farm and land sales).



**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:** The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not. The East Sussex County Council definitive map shows public bridleway running the length of the private road, known as 'Kentdale'.

**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, made in person, of your passport or photo driving licence. Solicitor certified copies may be accepted. 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.



# Kentdale, Eridge Green, Tunbridge Wells, TN3 9LJ

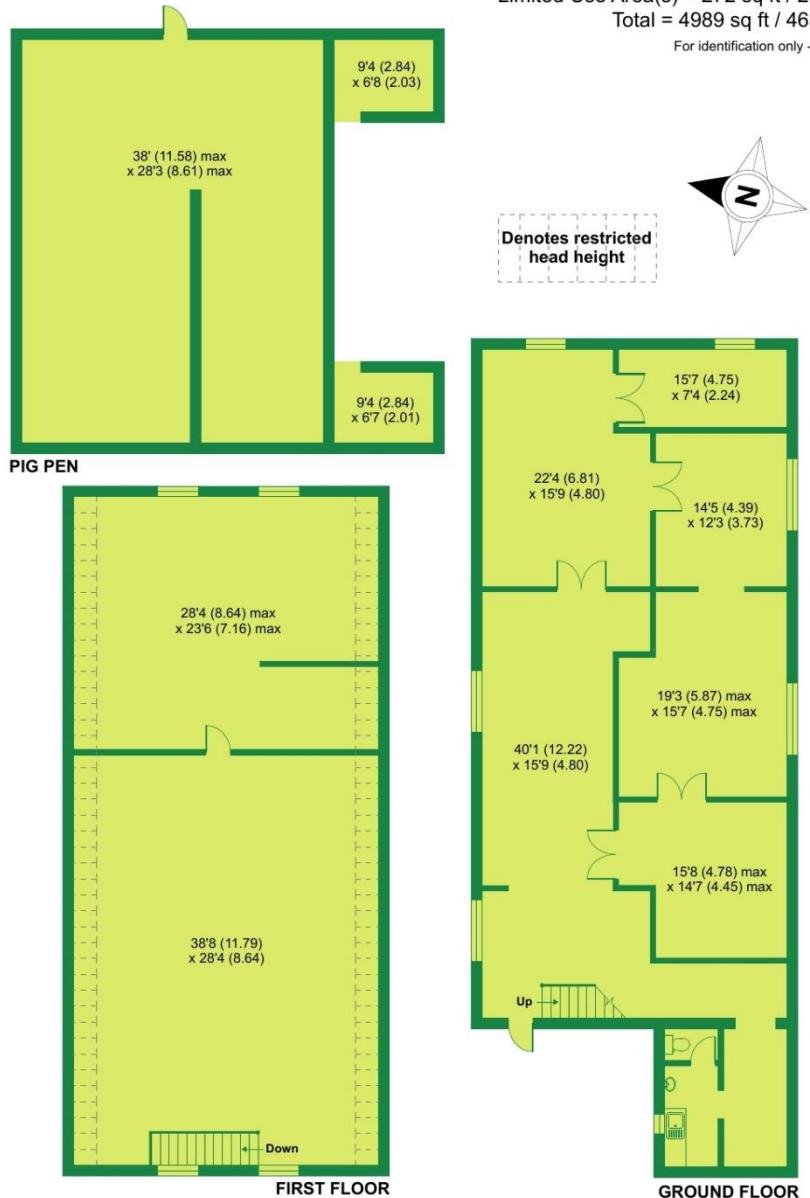
Approximate Area = 3501 sq ft / 325.2 sq m

Pig Pen = 1216 sq ft / 112.9 sq m

Limited Use Area(s) = 272 sq ft / 25.2 sq m

Total = 4989 sq ft / 463.4 sq m

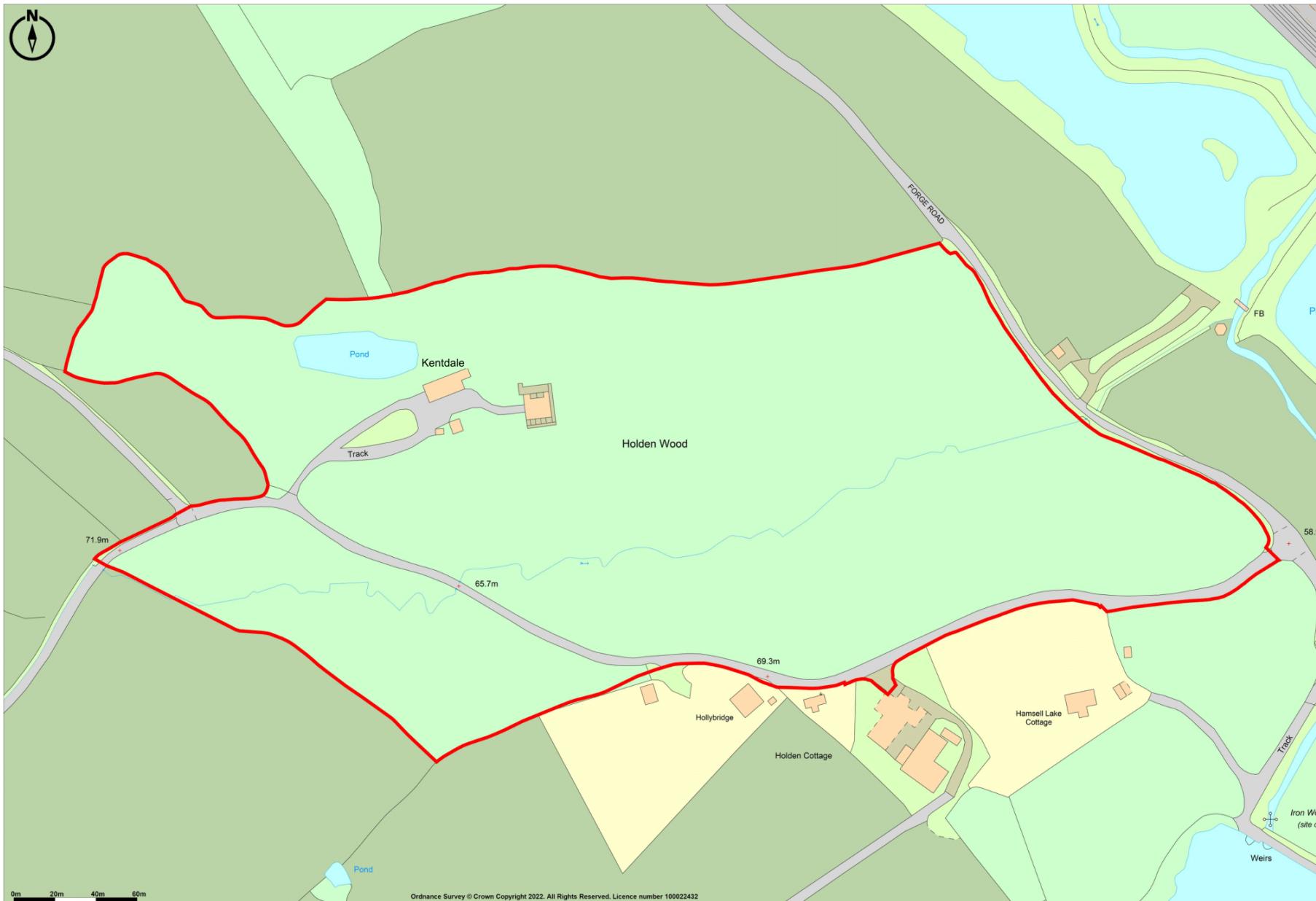
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2022.  
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