



125

— YEARS OF —

**Lambert
& Foster**



HALE WOOD
TONG LANE, HORSMONDEN, KENT TN3 8AD



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An attractive block of woodland situated on the outskirts of the popular village of Horsmonden in Kent, extending in all to some 18.77 acres (7.59 hectares).

GUIDE PRICE £160,000 FREEHOLD



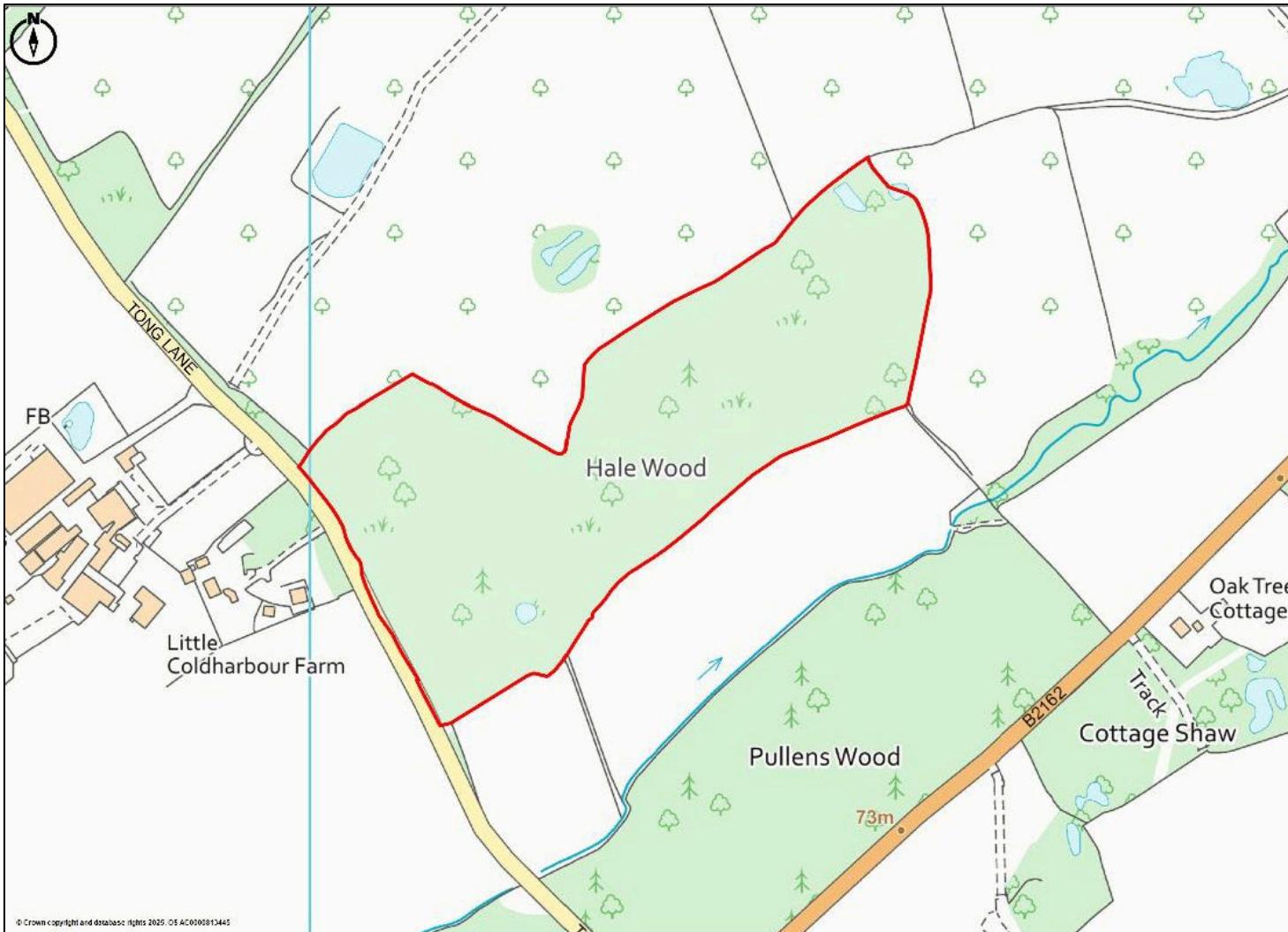
DESCRIPTION

Hale Wood comprises an attractive block of mixed broadleaf, and some coniferous woodland which is subdivided into a number of compartments with standards of varying maturity and species. Native mature hardwoods including oak, ash, hornbeam and beech are all present in the woodland, together with areas of younger coppice. The woodland is dissected by a network of ride's and occupies a private location with no public rights of way passing through the land.

The woodland is classified by Natural England as being ancient and semi-natural woodland, and is also subject to a Tree Preservation Order (TPO), reference 0003/2020/TPO. A copy of the TPO is available on request from the selling agent.

DIRECTIONS

The nearest postcode for the land is TN3 8AD. From the crossroads at Horsmonden, proceed south on Lamberhurst Road and continue for 1.9 miles, before taking a sharp right had turn onto Tong Lane. Continue along Tong Lane for 0.2 miles, and the gated entrance to the woodland will be located on the right-hand side.



METHOD OF SALE: The land is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

SERVICES:

We understand that no services are connected to the land and prospective purchasers should rely on their own enquiries with regards to the local availability of any new service connections.

VIEWING: During daylight hours, by prior notification with the selling agent's Paddock Wood office on 01892 832325, option 3. Contact Will Jex for further information. **Paddock Wood Office:** 018892 832325.

WHAT3WORDS: Using the What3Words app, the access gateway is located at [///imposes.pokes.kickers](https://imposes.pokes.kickers)

TENURE: Freehold

LOCAL AUTHORITY: Tunbridge Wells Borough Council. Tel: 01892 526121. <https://tunbridgewells.gov.uk/>

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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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.

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
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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