



Clinton Lane
Bough Beech
Edenbridge
Kent TN8 7PP

Two parcels of pasture land with outbuildings, wooded dells and a stream

13.93 acres (5.63 hectares)

Freehold for sale as a whole

GUIDE PRICE - £200,000

SITUATION

The land lies in Kent immediately west of Bough Beech. 1.6 miles south east of Four Elms, Hever Castle and Gardens are 2 miles away and Edenbridge is 4 miles. Lingfield is 8 miles and Godstone/M25 12 miles.

DESCRIPTION

A parcel of two separate bits of pasture land. The west side has pasture land with wooded shaws and a large dell which lies wet in winter and has the potential to create a pond, there is a stream running through the southern boundary and along the western side. On the east side is an 'L' shaped piece of pasture land with the same road access and surrounding tree boundaries with a right of way over the track leading up to the various useful buildings with potential for other uses subject to planning in the northern corner comprising:

- 3 bay open fronted timber and corrugated sheeted hay store approximately 9.00m x 4.5m.
- Main barn approximately 21.5m x 6.00m, timber with weatherboarded sides under a corrugated sheeted roof open at one end.
- General Store in reasonable condition
- Open Machinery Store 8.45m x 4.5m.

In all about 13.93 acres (5.63 hectares).

The vendor will consider splitting the land on the track.

TENURE AND POSSESSION

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

SERVICES (not tested and therefore not warrantied)

Mains water is laid onto the land.

LOCAL AUTHORITY

Sevenoaks District Council - 01732 227000

Kent County Council - 03000 414141

RIGHTS OF WAY AND WAYLEAVES

The land is sold subject to and with the benefit of all existing rights of way whether public or private including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not. There are no public rights of way crossing the property. The adjoining owner has a right of way over the first section of drive: this property has a right of way over the driveway up to the farm buildings.

OVERAGE

The vendor will retain an overage over the land and buildings for any alternative use for which planning consent is granted on terms to be agreed.

SPORTING TIMBER AND MINERAL RIGHTS

In so far as they are owned they are included in the sale.

PLAN

The plan below is for identification purposes only.

HEALTH & SAFETY

Care must be taken when walking round the buildings and through the woodland.

DIRECTIONS [TN8 7PP \(doing.traded.danger\)](#)

The property adjoins the B2027 immediately west of the Bough Beech/Chequers Hill crossroads. From Four Elms crossroads turn onto the B2027 by the letterbox and the double gated entrance will be seen on the left hand side after 2 miles.

VIEWING

At any time during daylight hours (on foot only) with a set of these particulars providing prior confirmation has been given to the agents **RH & RW Clutton - 01342 410122**.

Further information: JamesT@rhrwclutton.co.uk

DD: 01342 305825.



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