

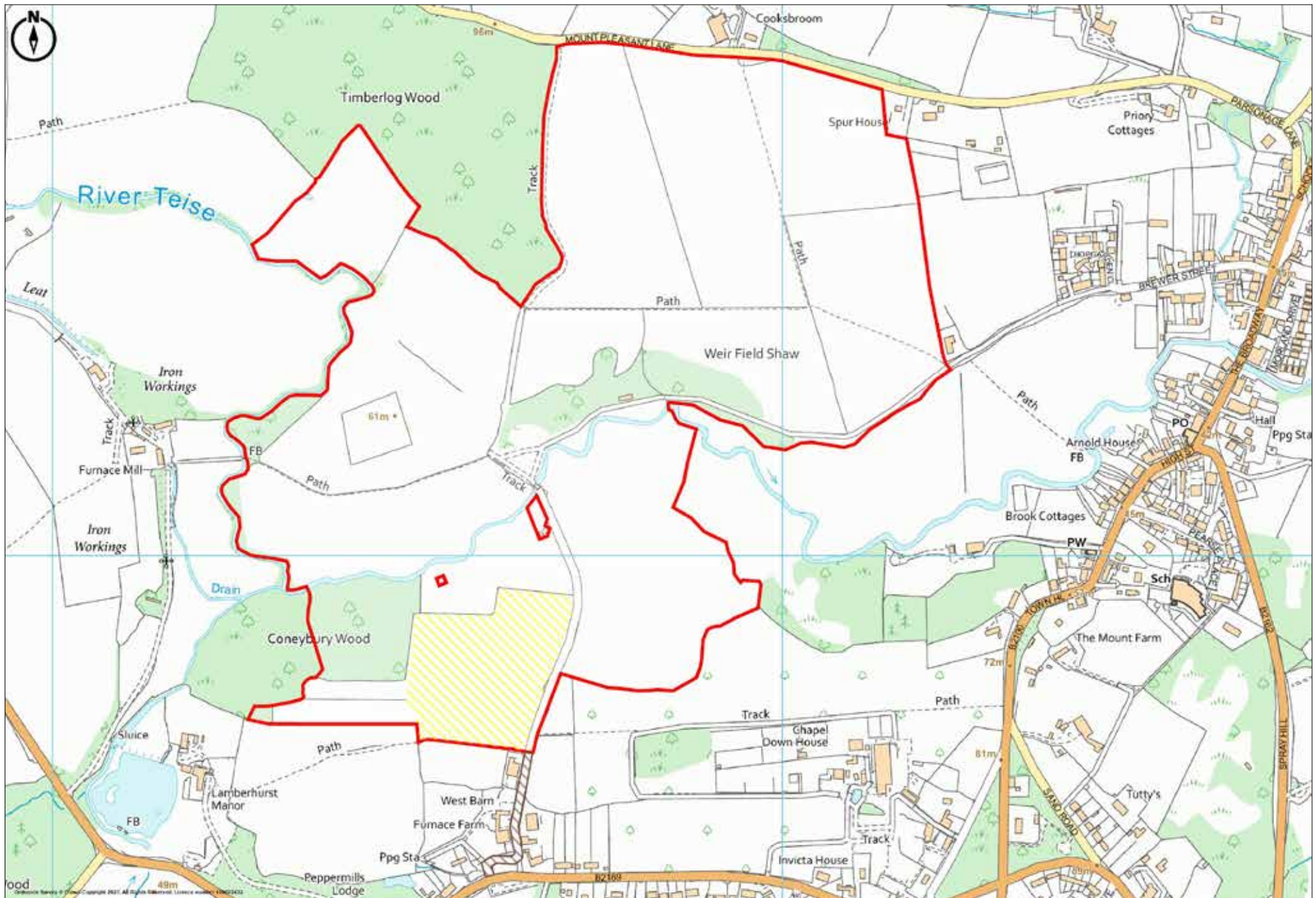


**FURNACE FARM**  
LAMBERHURST, KENT TN3 8LE



**Lambert  
& Foster**





## FURNACE FARM, LAMBERHURST, KENT TN3 8LE

A productive block of arable and pasture land with great sporting appeal within the High Weald Area of Outstanding Natural Beauty with Hopper Hut. In all 144 acres (est) (58.27 hectares) (est) bisected by the River Teise.

**GUIDE PRICE £1,200,000**



### SITUATION

Furnace Farm is situated 1 mile from Lamberhurst village centre, within the High Weald Area of Outstanding Natural Beauty. Tunbridge Wells is some 7 miles distant and offers a full range of amenities. Frant Railway station is located some 4 miles to the west and offers services to London and the coast. Furnace Farm is located approximately 1 mile from the A21 which links to the M25 providing connections to the national motorway network.

### DIRECTIONS

The nearest postcode to the property is TN3 8LE. From Lamberhurst village Centre, follow the High Street/Town Hill (B2100) south for approximately 0.5 miles. At the crossroads, turn right onto Furnace Lane (B2169) and continue for approximately 0.5 miles where the entrance to Furnace Farm can be found on the right hand side.

**What3Words:** Using the What3Words app, access to the land from Furnace Lane is located at comic.blossom.patching.



## DESCRIPTION

### Farmland

Furnace Farm comprises a single block of arable, pasture and woodland bisected west to east by the River Teise. The majority of the boundaries are formed by mature trees and hedgerows. The land extends in all to some 144 acres (est) (58.27 hectares) (est) which is divided approximately as follows;

- Arable 91.14 acres (36.82 hectares).
- Pasture 32.26 acres (13.05 hectares).
- Woodland and site including tracks and rivers 20.60 acres (8.33 hectares).

The farm is situated within the High Weald Area of Outstanding Natural Beauty and northern areas of the farm have far reaching views over surrounding farmland and the Weald.

The land is classified as Grade III on the DEFRA Agricultural Land Map. Some areas of the land slope down towards the river and the land immediately adjacent to the River Teise is in Flood Zone 3. The BGS Biology Map identifies the soils as being Tunbridge Wells Sand Formation. Soilscape notes the soils as slightly acid loamy and clayey soils with impeded drainage.

Part of the farm is used as part of a local shooting syndicate and the topography of the site creates some excellent drives across the valley. The land has been let on a Farm Business Tenancy but notice has been served to end the current arrangement after harvest 2023.

### Hopper Huts & Cook House

There are a range of 6 Hopper Huts with an approximate footprint of 115 sq m (1,241.1 sq ft) located close centrally within the farm and close to the river. The hopper huts are of traditional brick construction with a pitched roof clad in corrugated composite sheeting. Opposite the Hopper Huts is a Cook House of brick construction with a pitched roof clad in corrugated composite sheeting.





## PUBLIC AND OTHER RIGHTS OF WAY

There are a number of public footpaths which cross the land as illustrated on the sale plan. A copy of the detailed Kent County Council's Public Rights of Way Map is available on request. There is a pumping station central to the land and access to this is over the concrete farm road from Furnace Lane.



## ACCESS

The main agricultural access to Furnace Farm is from Furnace Lane which leads south down a concrete track to the river. Shown hatched brown on the site plan. The northern fields are accessed directly from Mount Pleasant Lane.

## RESTRICTIONS

The land will be sold subject to the following restrictions;

- A.** Access from Furnace Lane will be restricted to agricultural and equestrian use only. The buyer will contribute to the future repair and maintenance (to be agreed).
- B.** The land shown hatched yellow on the sale plan will be subject to restrictions against the erection of any buildings, siting of mobile homes and motorcycle scrambling and boot fairs.
- C.** Part of the land is used as part of a local shooting syndicate. The buyers will be required to continue with the current arrangement (rental received £820 per annum) for a minimum of 3 seasons from completion and the buyers will have the option of joining the syndicate as the landowner should they wish.





**VIEWINGS:**

The property can be viewed from the public footpaths which cross the land at any reasonable time during daylight hours. Please notify the selling agents Paddock Wood office on 01892 832325, option 3. Contact Amelia Rogers or Alan Mummery for more information.

**SERVICES:** We understand that water is connected to the land. Prospective purchasers should rely on their own enquiries, with regards to local availability of any further service connections.

**METHOD OF SALE:** Furnace Farm is offered for sale by Private Treaty. The selling agent may set a date for best and final offers in the event that significant interest is received.

**TENURE:** Vacant Possession on completion of the sale.

**BASIC PAYMENT SCHEME/TENANT RIGHT:**

The existing farming tenant has claimed the 2023/2024 Basic Payment Scheme and will retain any payments. Notice was served to end the current tenancy after harvest 2023 but the tenant has indicated they would be happy to carry on farming the land should a buyer wish to discuss terms for a new Farm Business Tenancy.

**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.

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council, Mount Pleasant Road, Royal Tunbridge Wells TN1 1RS. Tel: 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 Anti 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 AT:

**PADDOCK WOOD, KENT**

**Tel. 01892 832 325**

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**Tel. 01435 873 999**

Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

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Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

**Tel. 01580 712 888**

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