



Land at Lower Haysden Lane

Tonbridge, Kent

Batcheller
Monkhouse

Our Corner of England

LAND AT LOWER HAYSDEN LANE

A block of newly fenced permanent pasture extending to approximately 7.9 acres (3.2 ha) situated on the western edge of the desirable town of Tonbridge, Kent.



SITUATION

The land is located on the outskirts of the popular commuter town of Tonbridge, under 1 mile and walking distance from the town centre, and with Haysden Country Park directly to the north.

Tonbridge itself has a strong offering of amenities, with a wide selection of dining, shopping, leisure, and schooling options, including Sussex Road Primary School, Hayesbrook Academy and The Judd School all nearby to the east. Further towns nearby also presenting a good selection for amenities includes Sevenoaks 6.5 miles to the north west and Tunbridge Wells 4 miles to the south. With a drive of only 5 minutes to the town centre, the site is accessed from the north side of Lower Haysden Lane.

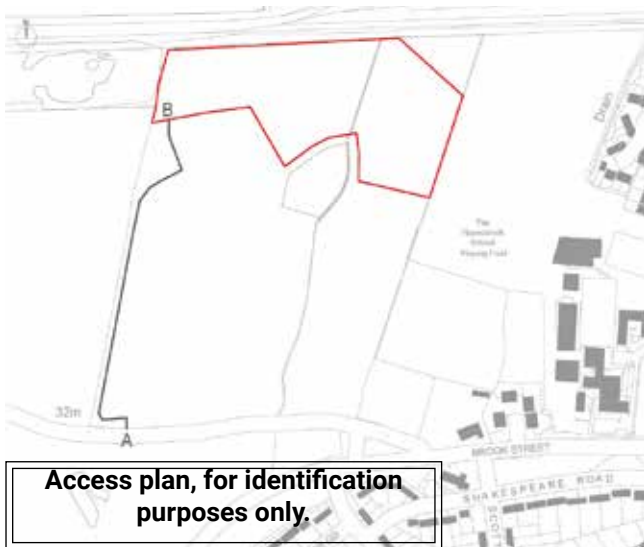
The A21 lies only 0.5 miles from the site, which leads directly south all the way down to the coast at Eastbourne and travels north through Sevenoaks before reaching the M25 after approximately 10 miles, thereon providing immediate connectivity to the wider motorway network. The A26 also leads through Tonbridge a short distance from the land. Tonbridge Railway Station is walking distance at only 0.6 miles from the land and provides regular train services across the southeast including to London with a journey time of only 30 minutes, and Gatwick airport is 18 miles to the west, a 30-minute drive.

DESCRIPTION

The site comprises a parcel of permanent pasture extending to approx. 7.9 acres and is newly fenced. The land is bordered by trees to the north, east and west, as well as a thicker triangle of ancient woodland protruding into the middle of the southern border. Directly beyond the tree boundaries are school grounds/playing fields to the east, the railway line to the north, and a fishing lake to the west. A thin strip of trees and small brook travels from the triangle of ancient woodland from south to north through the land, effectively creating two separate paddocks, albeit still connected in one place, and offers an attractive focal point to the middle of the parcel.

Bordering to the south, and sitting in between the land and Lower Haysden lane, is a further parcel of permanent pasture which has planning permission for 125 dwellings, to be built by Cala Homes (Planning Ref. TM/19/00014/OAEA and TM/22/02690/RM). The plans for this development show a substantial green space buffer, including the retention of ancient woodland and creation of ponds, in between the subject Property and the proposed housing. In line with this the proposed housing is all weighted towards the south of the development and therefore does not directly border the subject Property to the north.

Plans are freely available on the Tonbridge and Malling Borough Council website or can be provided by Batcheller Monkhouse upon request.



ACCESS

Access to the land will be via a right of way access crossing down the western boundary of the land parcel bordering directly to the south, with a 5-bar metal field gate at either end of this access track, and the one at the entrance to the land itself being double width. The track will be a mown path with access granted at all times and for all purposes, including vehicular use.

TENURE AND POSSESSION

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

METHOD OF SALE

We are seeking unconditional offers subject to contract only for the freehold interest of the site. Offers should be for a fixed amount and unrelated to any other offer. The vendors retain the right not to accept the highest or indeed any offer. Offers should contain information on how the purchase is to be funded, whether the offer is made subject to any board approval and an estimated timescale for the purchase of the site.

LOCAL AUTHORITY

Tonbridge and Malling Borough Council.

FLOOD ZONE

The majority of the Property is in Flood Zone 2.

DIRECTIONS

From Tonbridge Railway Station turn right and travel south up the main road through Tonbridge (B2260 then A26), going straight across the first roundabout, and then turning right up Brook Street upon reaching the second roundabout opposite the Shell garage. After 0.4 miles branch off Brook Street onto Lower Haysden Lane. After only 275 yards the access to the land will be on your right. This access is in the south western corner of the adjoining parcel, and it is approximately 300 yards from here across this parcel up to the land itself.

OFFERS IN THE REGION OF £200,000

Viewings

For an appointment to view please contact Josh Pearson or Oliver Robinson in our Tunbridge Wells office:

Telephone: 01892 577434

Email: j.pearson@batchellermonkhouse.com

or o.robinson@batchellermonkhouse.com

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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Land at Lower Haysden Lane, Tonbridge,
Kent



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