



Ibbett Mosely

land at St. Piers Lane, Lingfield, RH7 6PN



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Being sold via Secure Sale online bidding. Terms & Conditions apply. STARTING PRICE £100,000 An attractive block of grazing land situated in a lovely location totalling about 4.42 acres situated on a quiet lane convenient for Lingfield and Edenbridge

- Grazing land totalling about 4.42 acres
- waterway stream on land
- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- situated off St Piers Lane
- Attractive situation
- An attractive block of grazing land situated
- Five bar gate access
- Quiet Country Lane
- Greenbelt location

STARTING PRICE £100,000 Grazing land opportunity with this attractive grazing land situated in a quiet lane. The land extends to about 4.42 acres a

DESCRIPTION

Being sold via Secure Sale online bidding. Terms & Conditions apply. An attractive block of grazing land situated in a lovely location situated on a quiet lane convenient for Lingfield and Edenbridge

The land extends to about 4.42 acres and was used for sheep grazing and the land has its own entrance via 5 bar gate and there is a running stream leading off from Eden Brook on the edge of the land.

TENURE The property is offered Freehold, and had a previous licence with a local farmer for grazing and hay making

SERVICES No services are connected. Prospective purchasers should rely on their own enquiries with regards to local availability of any further connections.

AUCTION NOTES

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either by, conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to submit a

bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

LOCATION

On the outskirts of Lingfield, a short distance from the village and further distant is a short drive to Edenbridge town centre, Waitrose, Lidl and Edenbridge Town railway station with its direct links into Central London. Stangrove Park and Edenbridge Leisure Centre are also within easy reach. There are also sought-after schools in the town and more in the nearby villages including the sought-after primary schools in Four Elms, Crockham Hill and Chiddingstone a short drive away. There are multiple bus routes located nearby too with bus stops only a short walk away. The motorway network can be accessed at junction six of the M25 and Gatwick Airport can be reached by car in twenty-five minutes.

AGENTS NOTE

The land is sold on an unconditional basis, purchasers

considering type of land usage alternative uses or even development are deemed to rely upon their own enquiries.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments expenditure or other legal commitments.

All dimensions/measurements are approximate.

Flood risk: Very low (<0.1% pa)





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Sevenoaks 01732 452246

EPC Rating-

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www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property' ver 3.0.

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