



Ibbett Mosely

Parcel of Land London Road, Dunton Green, Sevenoaks, TN13
2TQ



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ASKING PRICE: £70,000 FREEHOLD

A well situated parcel of amenity land on the edge of Dunton Green extending to 0.25 acres featuring roadside access and storage sheds.

DESCRIPTION

A new owner can truly immerse themselves in nature on this attractive parcel of land. There is currently various machinery relating to agricultural which can be included with the sale.

The property is easily accessible with space to park in front of the property. The land has been used as an allotment for the last 20 years. A variety of well established plants and trees are included including, grape vines, Walnut, Fig and Sweet Chestnut. A timber shed is included to provide useful storage together with a metal polytunnel and store.

The land is situated about 1 mile north from the village of Dunton Green. There are good links to the M25. There are no public footpaths in or adjoining the land.

ACCESS

Access is via a metal gate off London Road.

SITUATION: The land is located on the outskirts of Dunton Green. Dunton Green is an attractive village and includes a good range of amenities. Dunton Green Train station is located 1 miles to the south east.

DIRECTIONS: The nearest postcode to the property is TN13 2TQ. The property is located on the west side of London Road.

LOCAL AUTHORITY: Sevenoaks Town Council Offices, Bradbourne Vale Road, Sevenoaks, Kent, TN13 3QG

SERVICES: No services are connected to the land.

SITUATION: The freehold of the land is offered for sale with the benefit of vacant possession on completion.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The property is 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 obligation, easements and quasis 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 these in the particulars, or not.

VIEWING: You are welcome to view this woodland at any reasonable time during daylight hours having notified the selling agent Dan Pickford at danpickford@ibbettmosely.co.uk

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.



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Sevenoaks 01732 452246

EPC Rating-

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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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