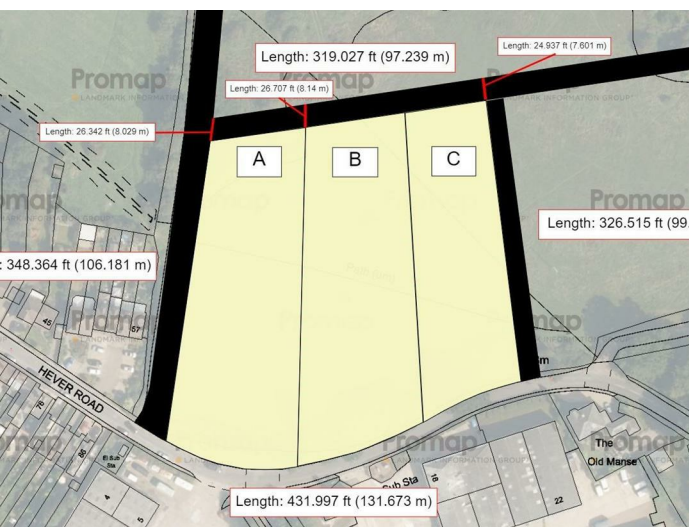




Ibbett Mosely

Plots, A,B,C Hever Road, Edenbridge, TN8 5DJ



Plots, A,B,C Hever Road, Edenbridge, TN8 5DJ

Being sold via Secure Sale online bidding. Terms & Conditions apply. An attractive block of grazing land situated in a lovely location approaching 3 acres situated on a lane convenient for Edenbridge

- Potential development subject to necessary Consents
- Convenient for Edenbridge
- Public right of way
- Land opportunity
- Plots A,B,C sold as one
- Modern method of Auction
- Green Belt Land
- Plots approaching three acres

Starting price £140,000 Being sold via Secure Sale online bidding. Terms & Conditions apply Land opportunity with three greenbelt plots situated in Edenbridge. The land is situated off Hever Road and is adjacent to existing residential homes and commercial premises. The land could be used for a variety of uses and potential development subject to all the necessary planning consents and is approaching 3 acres.

DESCRIPTION

Land opportunity with three agricultural plots situated in Edenbridge. The land is situated off Hever Road and is adjacent to existing residential homes and commercial premises. The land could be used for a variety of uses and potential development subject to all the necessary planning consents.

The land is open plan split into three sections -A B and C and is to be sold via modern route of auction

LOCATION

Situated on a quiet lane on the outskirts of Edenbridge a short distance from the town centre, The land is a short drive from 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. The motorway network can be accessed at junction six of the M25 and Gatwick Airport can be reached by car in twenty-five minutes.

CONVENANTS

"THE Land Owner hereby covenants with the Board so as to benefit and protect the said rights that it will not on the parts of the said land lying within Five feet of each side of any gas main or pipe laid or to 1 of 2

C: Charges Register continued be laid in exercise of the said rights erect any building boundary wall

or other erection of any kind nor on such parts of the said land alter the surface level thereof nor plant trees or shrubs therein nor damage or suffer to be damaged any such gas main nor do or suffer to be done anything which may interfere with the free flow and passage of gas through any such gas main PROVIDED that nothing herein contained shall

operate to prevent or hinder the Land Owner selling or otherwise disposing of the said land should it at any time desire to do so subject to the said rights PROVIDED further that nothing in the clause contained shall prevent the Land Owner from erecting boundary fences across the line of the main PROVIDED that no substantial post or other support for such fence shall be erected at a distance from the main of less than Two feet."

2 The land is subject to the following rights granted by a Deed dated 28 April 1959 made between (1) Fairfield Property Investments Kent Limited

(Land Owner) and (2) South Eastern Gas Board:-

The easement privilege right and liberty of laying constructing maintaining and using mains and pipes for carrying gas of a size hereinafter mentioned in and under the said land the positions of such mains and pipes being indicated by red lines on the said plan and of inspecting maintaining repairing altering and renewing such mains and

pipes and of obtaining access to the same at all reasonable times (and in emergency at any time) for any of such purposes Together with the easement privilege and right of support for the gas mains and apparatus from the subjacent and adjacent land and soil including minerals of the Land Owner. Size of Mains Yards in Length 10 inch 193

NOTE: The red lines referred to are shown by a blue broken line on the title plan.

3 (20.12.2002) The land is subject to the rights granted by a Deed dated

11 December 2002 made between (1) Trevor James Burrage and Anthony

Maurice Burrage and (2) The Incorporated Trustees of the Care Fund Charity.

The said Deed also contains restrictive covenants by the Grantor.

NOTE: Original filed under K795846.

4 (01.06.2020) A Transfer of the land in this title dated 6 April 2020 contains restrictive covenants.

5 (04.03.2021) The land is subject to a profit a prendre for grazing rights. The extent of this right, having been acquired by prescription, may be limited by the nature of the user from which it has arisen.

NOTE 1: The profit a prendre in gross is registered under title number TT114091.

NOTE 2:- Copy Statutory Declarations dated 12 August 2020 and 21 September 2020 made by John Smith filed under TT114091.

There is no vehicular right of way or access via 5 bar gate

We have been notified there is an article 4 on the property

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

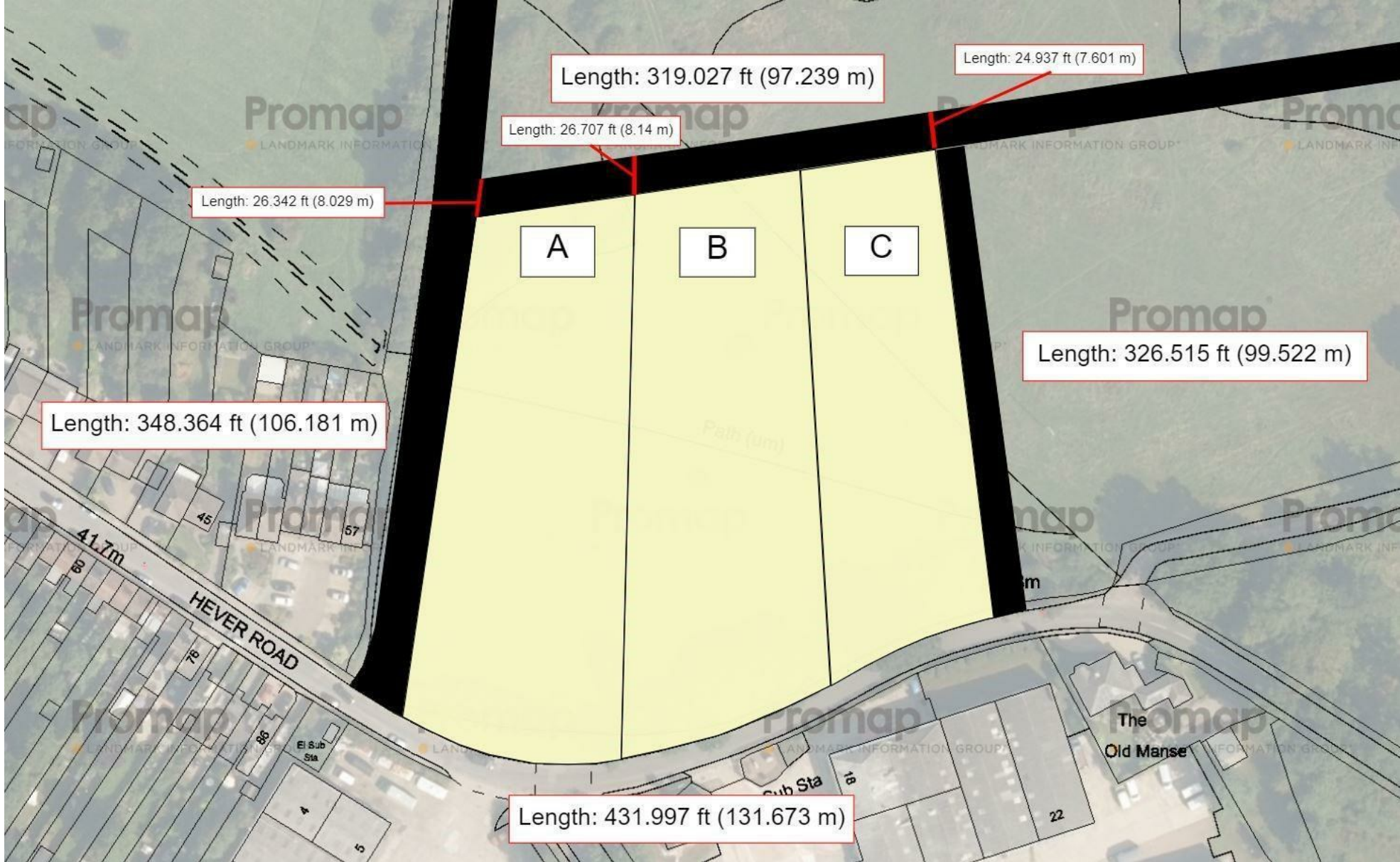
Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed 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.





Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating-

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