

FOR SALE BY PRIVATE TREATY

**PART HERONTOLL WOOD
HARBOURNE LANE
HIGH HALDEN
ASHFORD TN26 3JD**

A parcel of mixed broadleaf ancient woodland with extensive road frontage.

Approximately 37 acres

GUIDE PRICE: £240,000

LOCATION

The property is in a rural setting, situated approximately 1.5 miles south of the small village of High Halden which is able to provide a small range of amenities. The village of Tenterden is 2.5 miles to the south west and offers a more comprehensive range of amenities, shopping, sporting and schooling opportunities.

Ashford is 10 miles away and can offer links to the national motorway network at junction 9 of the M20 giving good access down to the coast and into London. Ashford provides links to the national rail network to London in approximately 40 minutes as well as links to the continent.

Please see the Location Plan overleaf for further information in relation to the property and its surrounding towns and villages.

DESCRIPTION

The property comprises a parcel of mixed native broadleaved ancient woodland with an attractive stream network throughout. The wood extends in total to approximately 37 acres.

The wood comprises a range of native species of mixed maturity such as Hornbeam, English Oak and Beech along with large ponds at the southern boundary. The woodland is fronted by the Harbourne Lane on its northern boundary with a mixture of post and wire fencing throughout the remainder some of which needs replacement or re erection.

Please see the Boundary Plan opposite identifying the woodland to be sold outlined in red.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The Vendor reserves the right to take the property to formal tender, informal tender or auction at a later date.

SPORTING RIGHTS

Sporting rights are in hand and will pass with the sale of the freehold.

TOWN AND COUNTRY PLANNING

The property is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice in force and the purchaser will be deemed to have full knowledge and to satisfy themselves with the provision of any such matter affecting the property.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the boundaries prior to offering. Please Note not all of the boundaries are fenced.

PHOTOGRAPHS

The photographs included in these particulars were taken in April 2024.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the area of each lot.

SERVICES

As far as we are aware, there are no services connected to the property.

ACCESS

The property has road frontage to the Harbourne Lane with multiple access points along the road. There is good road frontage along the northern boundary and access by foot is possible on its entirety.

RIGHTS & EASEMENTS

The property is sold subject to all rights and easements currently in place. Our online inspection of the Kent County Council Definitive Rights of Way Map identifies that there are no public rights of way crossing the property.

FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all the boundaries as shown on the Boundary Plan opposite and from the Land Registry documentation available. Office Copy Entries and Title Plans are available from the selling agents on request. **Please Note:** The majority of the boundaries are unfenced.

VIEWING

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent.

WHAT3WORDS

///shape.denoting.cashiers

CLIENT IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

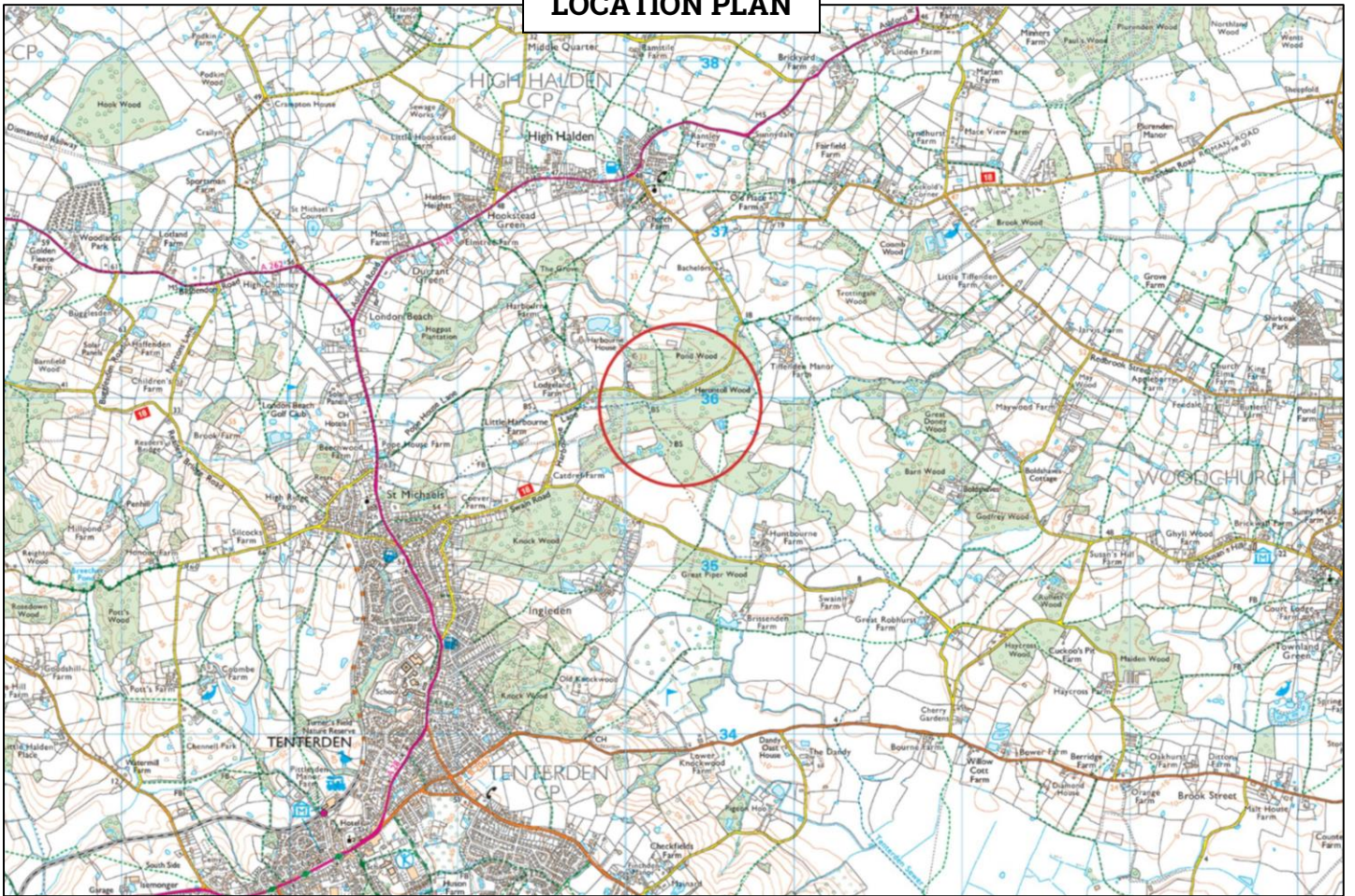
GUIDE PRICE

£240,000





LOCATION PLAN



BTF and any Joint agents for themselves and for the Vendors of the property who Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.