



SALE BY INFORMAL TENDER

**LAND TO THE WEST OF LOWER GREEN ROAD,
RUSTHALL, SPELDHURST, KENT TN4 8TT**

Approximately 8.04 acres of amenity land & woods.

Possible alternative uses available subject to obtaining necessary planning consents.

Situated on the immediate outskirts of Rusthall village on the edge of
Royal Tunbridge Wells

GUIDE PRICE: £250,000 to £300,000

LOCATION

The land is situated on the northern outskirts of the village of Rusthall, adjacent to the settlement edge. The larger town of Royal Tunbridge Wells is approximately 2 miles to the east, which provides all main facilities with rail link connections and further links to the national motorway network.

WHAT 3 WORDS

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DESCRIPTION

The land comprises overgrown scrubland, woodland and horse paddocks. There are several structures on the land of varying shapes and sizes. On the whole they have been stripped back to the frame or are damaged beyond repair. The vendor has commissioned an Asbestos Management Plan which is available on request. Purchasers must satisfy themselves on any contamination present.

The land is vacant but has had a range of uses in the past including allotments, a builder's yard, scrap metal storage, unconsented waste disposal and horse grazing. Part of the allotments are designated as an Asset of Community Value.

TENURE

The land is for sale as freehold. It is registered under HM Land Registry Title Number K840440. Office Copy Entries of the Title Register and Plan are available from the selling agents on request.

ACCESS

The land is accessed from a private track on the south side from Greenfield Close and Lower Green Road. The access track provides vehicular access onto the land and is currently blocked off for security reasons. The neighbouring landowner to the west has a Right of Way over the track. There is a footpath that provides access to the centre of the land through the middle.



METHOD OF SALE

The property is offered for sale as a whole by informal tender. The vendor will not be bound to accept the highest or indeed any offer and reserves the right to sell the land via auction or tender at a later date. The vendor also reserves the right to sell the land in smaller parcels and offers for parts of the field may be considered on merit. A date in March/ April will be announced for submission of offers.

PLANNING

There are no current planning applications on the land. The land lies within the National Landscape and the Metropolitan Greenbelt. Part of the land has areas of TPO.

The land was submitted in the Tunbridge Wells Strategic Housing and Economic Land Availability Assessment (SHELAA) in 2017 but was deemed unsuitable due to restricted vehicular access and being located in a National Landscape area. In 2023 the Vendor sought pre-application planning advice from the Council for 8-9 dwellings but was advised by the principal planning officer that it would be more suitable for 1-3 dwellings

Please Note: Part of the land, the Rusthall former allotment land, is listed as an Asset of Community Value (ACV) at Tunbridge Wells Borough Council. Guidance of the process can be found on the local authority website. The 6-week moratorium period has commenced and passed.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ. 03000 414141

Tunbridge Wells Borough Council, Mount Pleasant Rd, Royal Tunbridge Wells, TN1 1RS. 01892 526121

OVERAGE

The vendor will reserve 30% of future development value for 30 years from completion. Further details are available from the vendor's agents.

RIGHTS & EASEMENTS

There is a pedestrian-only Public Right of Way dissecting the land diagonally from the southeast to the northwest with access provided from the private track mentioned above.

Purchasers must satisfy themselves to the extent of any rights or easements when viewing the property.

PHOTOGRAPHS

The photographs included in these particulars were taken in September 2025.

FENCING & BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry documentation available.

SERVICES

We believe all services including mains electricity and water connections are available from Greenfield Close. **PLEASE NOTE:** none of these services have been checked or tested.

CLIENT IDENTIFICATION

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

AGENTS' NOTES

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.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the

location of external or internal boundaries prior to offering.

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.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewing, whether accompanied or not. Viewing may be carried out during daylight only with particulars in hand and from the public footpath. No vehicles must be taken on site, and access must be by foot, keeping gates secured. Viewings must be arranged with the vendors agents.

BTF Partnership

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Challock, Ashford, Kent TN25 4BJ

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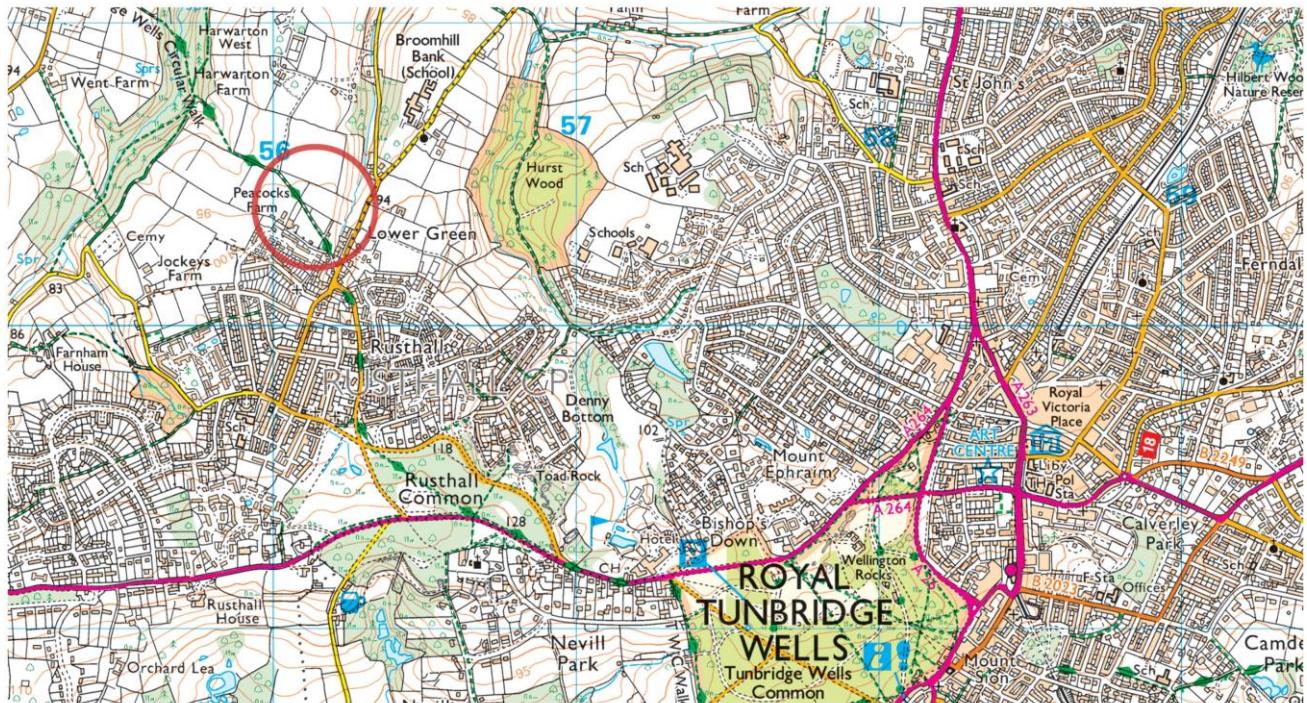
Email: richard.thomas@btfoutpartnership.co.uk
tom.watson@btfoutpartnership.co.uk

GUIDE PRICE RANGE

£250,000 to £300,000



Location Plan



Produced on Land App, Oct 3, 2025.
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500 m
Scale 1:15000 (at A4)



