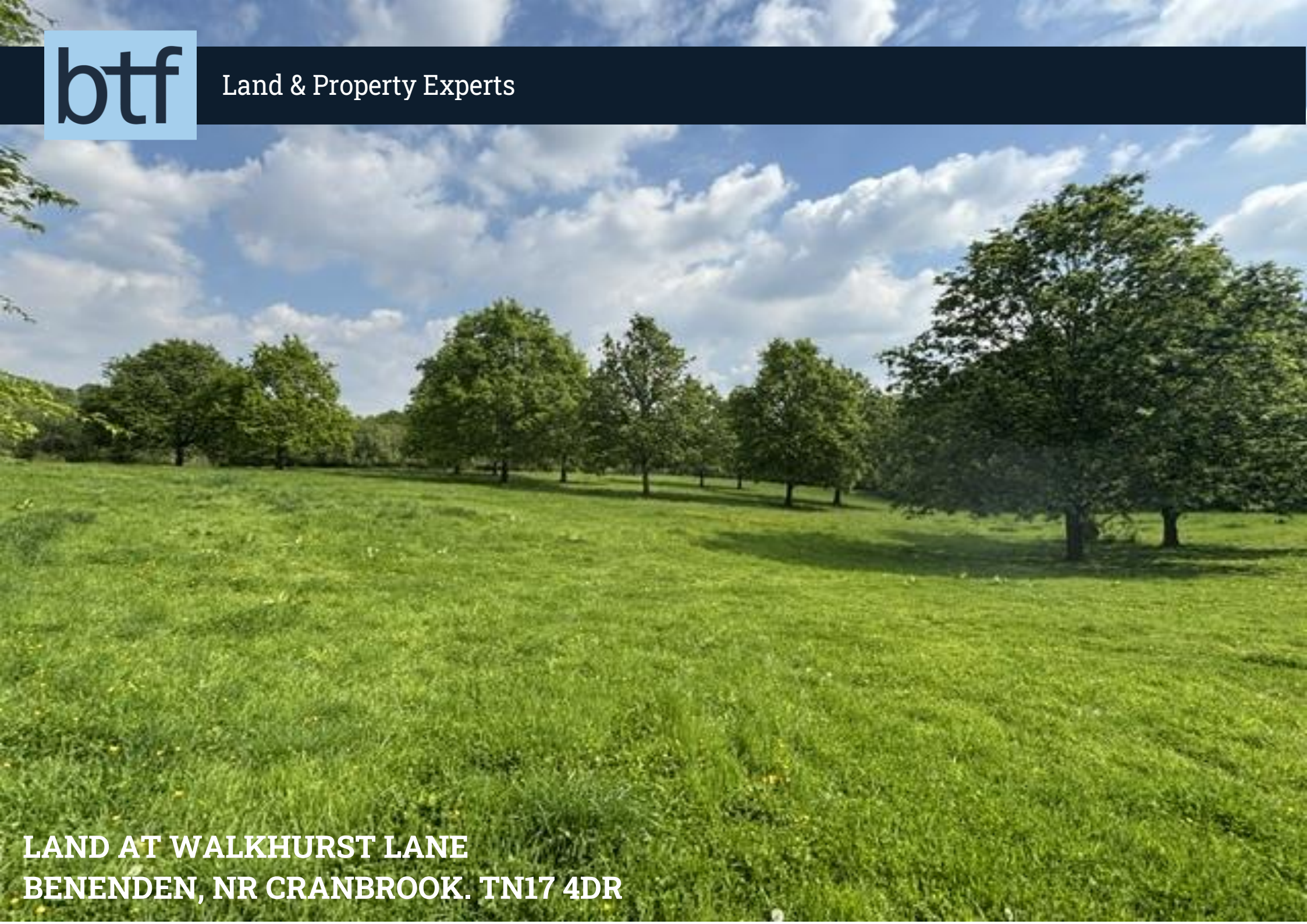
btf

Land & Property Experts



LAND AT WALKHURST LANE
BENENDEN, NR CRANBROOK. TN17 4DR

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Benenden	-	*1. miles*
Rolvenden	-	*2.6 miles*
Cranbrook	-	*3.7 miles*
Ashford	-	*16.5 miles*
Tunbridge Wells	-	*18.8 miles*

A ring fenced parcel of pasture and woodland extending to 87.75 acres in Benenden parish within the High Weald Natural landscape. Storm damaged building and Water Connected WC facilities.

- Six pasture enclosures cut yearly for hay or silage
- Several ponds
- Traditional deciduous woodland with some conifer and part arranged as a parkland feature
- Road frontage access from Walkhurst Lane and access to Goddards Green Road
- Meter water supply is connected
- Wind damaged pole barn and WC building

FOR SALE BY PRIVATE TREATY AS A WHOLE OFFERS FOR PART MAY BE CONSIDERED.

GUIDE PRCIE £725,000

VIEWING: - Strictly by arrangement via the sole agents

BTF Partnership
Canterbury Road
Challock· Ashford
Kent TN25 4BJ
01233 740077 / Richard.thomas@btfpartnership.co.uk

LOCATION

The land is situated to the North of Benenden with its pub, village store, primary school and attractive village green. Cranbrook is 4 miles to the Northwest with a wider range of shopping, schooling and amenities with the popular Cranbrook School. Road links are via the A21 at Hurst Green to the West or via the A28 to Ashford in the East with motorway connections at Hollingbourne near Maidstone (M20 Junction 8) or Ashford (M20 junction 9). Ashford also has the fast train link to St Pancreas and close connections to the Channel tunnel and The Port of Dover.

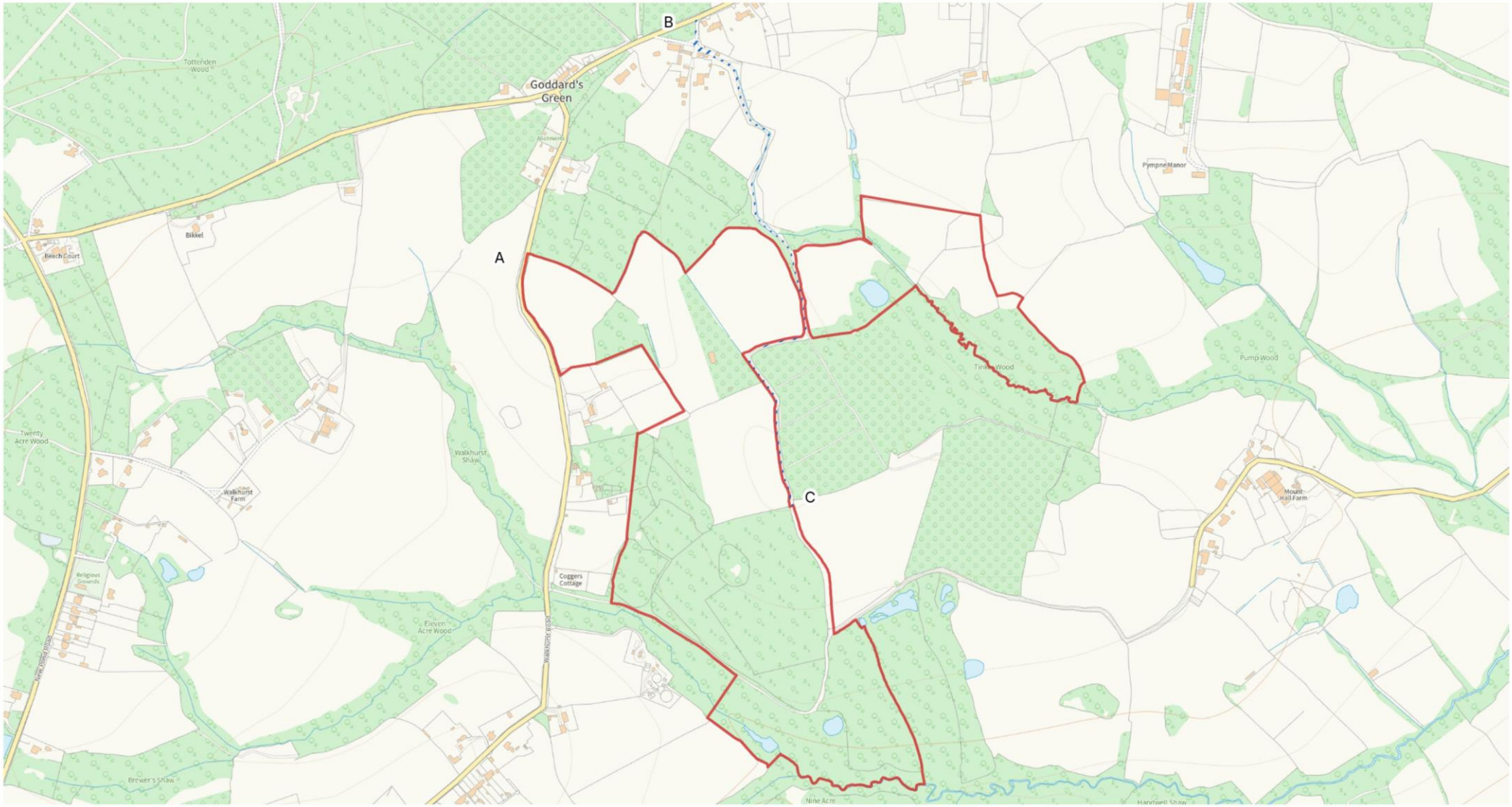
DIRECTIONS

From the village green in Benenden continuing Eastwards for a short distance towards Rolvenden. Take the first left hand turn into Walkhurst Lane at the war memorial and continue down the hill and up the other side for approximately ½ a mile until the gateway to the land is found on the right hand side.

WHAT 3 WORDS

DISCLOSES.SKIRT.DENY (Walkhurst Lane gateway)

BOUNDARY PLAN



Produced on Land App, Apr 30, 2026.
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200 m
Scale 1:9000 (at A4)

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BTF and any Joint agents for themselves and for the Vendors of the property whose 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 Directors of BTF is available for inspection at each BTF Office.

CURRENT FARMING

Formally a fruit farm, the apples were grubbed in the 1990's and the lane reverted to grass.
The acreage is divided as:

Pasture	57.40
Woodland	29.35
Total	**87.75**

Historically the land has been used for pony club camp meetings in the summer months

FENCING AND BOUNDARIES

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

ACREAGES

The land extends to approximately 87.75 acres.
This acreage is taken from Land App data and is for guidance purposes only and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

SPORTING RIGHTS

The sporting rights are in hand and will pass with the sale of the freehold. There is potential for a small rough shoot.

SERVICES

There is a metered mains water supply to the land and the WC facilities.

LOCAL AUTHORITIES

Tunbridge wells Local District Council 1 Woodbine Cottages, Lamberhurst Down, Lamberhurst, Tunbridge Wells, Kent TN3 8EY
Kent County Council County Hall, Maidstone, Kent ME14 1XQ,

NATURE BASED SOLUTIONS

It is considered the land offers Natural Capital opportunities, with scope under the Environmental Land Management Systems and for other nature based solutions, including a possible BNG management plan.

PLANS

The plans and boundary notes provided by the Agents are for identification purposes only.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

There are foot paths crossing the land which are clearly marked on the ground. A copy of the definitive plans can be provided by the agents if required.

TENURE

Freehold and sold with vacant possession subject to the vendor reserving the 2026 hay crop.

PHOTOGRAPHS

The photographs included in these particulars were taken in April 2026.

METHOD OF SALE

The land is offered for sale by private treaty as a whole. The vendor reserves the right to take the land to formal tender, informal tender or auction at a later date. Please note that offers for part may be considered by the vendor.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and 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. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fitting.

PURCHASER 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

Access

There is a gated access on the west side from Walkhurst Lane as marked A on the map. There is also access from the North over a right of way to Goddards Green Road between points B and C on the map.

VIEWINGS

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 must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendors' sole agent. If you would like to view, please contact Richard Thomas on the contact details below.

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Ref: RPT/R1721.2

GUIDE PRICE £725,000

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