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VANTAGE
LAND

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Land for Sale in Brenchley, Kent

Land on Knowle Road, Brenchley, Tonbridge, Kent, TN12 7DJ

Arable land for sale suitable for paddocks well situated near Paddock Wood, Royal Tunbridge Wells, Maidstone, the A21, A229 and M20 motorway

An opportunity to acquire a parcel of land suitable for paddock conversion totalling approx. 2.7 acres in Kent, “The Garden of England”. The site is level and benefits from it’s own private access and extensive road frontage to its western boundary.

The land is set against a beautiful and charming background where several old timbered homes and attractive oast houses can be found dotted around the site.

Located in the affluent village of Brenchley the site is less then 2 miles from the bustling commuter town of Paddock Wood with fast rail services to London. The village itself lies in the heart of the High Weald Area of Outstanding Natural Beauty.

The infrastructure surrounding Brenchley is one of the best in Kent. The nearby A-roads link the site with Royal Tunbridge Wells, Maidstone and the M25 and M20 motorways; providing fast access to Ashford and London.

The site is available freehold with vacant possession.

Lot A: 2.77 acres Guide Price: £36,000

Travel

- 1.6 miles to Paddock Wood Train Station *
- 3.8 miles to the A21
- 4.8 miles to the A229
- 9.3 miles to Junction 5 of the M20
- 14.7 miles to Junction 5 of the M25
- 25.2 miles to London Gatwick Airport

* Journey Times: 7 mins to Tonbridge; 19 mins to Sevenoaks; 22 mins to Maidstone; 22 mins to Ashford International; 47 mins London Charing Cross

Location

- 1.5 miles to Brenchley
- 1.6 miles to Paddock Wood
- 4.6 miles to Pembury
- 5.4 miles to East Peckham
- 5.7 miles to Staplehurst
- 6.5 miles to Tonbridge
- 7.2 miles to Royal Tunbridge Wells
- 8.4 miles to Maidstone
- 12.1 miles to Sevenoaks

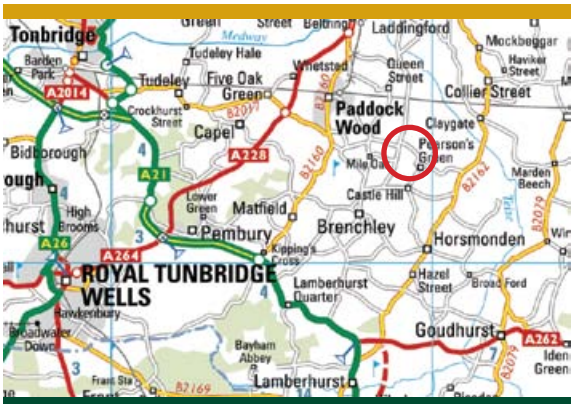
Brenchley is an affluent village and civil parish in the Borough of Tunbridge Wells. It homes several local amenities and has a good community spirit.

Just 1.6 miles from the site lies Paddock Wood; a town well renowned as the centre for hop growing. The town has much to offer including an interesting variety of shops, clubs, good schools and leisure facilities.

Paddock Wood is also a commuter town with much of its population travelling daily by train to the City of London to work.

Being so close to Paddock Wood train station connects the site with quick and easy access to the larger towns of Tonbridge, Sevenoaks and Maidstone in less than half an hour and London Charing Cross in just 47 minutes.

The station also serves regular trains to Ashford International in just 22 mins, offering high speed travel to Europe's top cities such as Paris and Brussels as well as Disneyland Paris.



POSTCODE OF NEAREST PROPERTY: **TN12 7DJ**

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The nearby market town of Tonbridge has many attractions, most of which are based around the River Medway that runs through it.

Royal Tunbridge Wells is easily reached by road or rail and is the main shopping centre in the area where you can find the historic Pantiles and the award winning Royal Victoria Place Shopping centre. Tunbridge Wells also enjoys a vibrant nightlife with a several bars, clubs and restaurants located in the town centre.

These amenities benefit the borough with a healthy economy and high employment. Low crime rates, good educational attainment, and one of the highest quality environments in Britain has led to the town being voted the third best place to live by a Channel 4 television show.

Further leisure and shopping amenities can be found in the nearby county town of Maidstone, which is ranked in the top five shopping centres in the region and has more than one million square feet of retail floor space, including the new Fremlin Walk.

The site is sandwiched by the major trunk roads of the A21 and A229. The A21 connects London and various commuter towns to the south coast and the M25. The A229 runs through Kent and links the site with Maidstone and the M20, which provides a link to the Channel Tunnel and the ports of Dover.

London Charing Cross offers further transport links throughout the city with connecting rail services to Waterloo and London Bridge and is served by two London Underground stations on four major tube lines.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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Land Values

Farmland values rose by 1.1% in the past three months giving a **total rise of 7.4% in the last three quarters and are 16% higher than a year ago**. In some cases land has been sold well above the average values.

The ongoing global economic woes, which look likely to persist for the foreseeable future, will only act to **strengthen farmland's position as a 'safe haven' for investors**. Even in these uncertain economic times, the performance of farmland is comparable with that of gold and oil – all being recognised as hedges against inflation.

Farmland has outperformed many other asset classes over both the short and long term. The FTSE 100 lost around 10% of its value in the last quarter and has grown by a miserly 6% in the last decade.

Over the next 12 months, surveyors expect farmland prices to continue rising strongly as the general direction of the land market is still upwards as investors look to tangible assets.

Local Authority

Tunbridge Wells Borough Council
Town Hall
Royal Tunbridge Wells
Kent
TN1 1RS

Kent County Council
County Hall
Maidstone
ME14 1XQ

Access

The site benefits from it's own private access and approximately 122 metres of extensive road frontage onto Knowle Road.

Equestrian & Local Attractions

The beautiful rural surroundings of Brenchley and the local villages create the perfect location for equestrian activity, with several paddocks, stables and bridleways nearby.

Brenchley lies in the heart of the Weald of Kent and in the High Weald Area of Outstanding Natural Beauty. This picturesque area consists of rolling hills, fields, abundant woodland, scattered farmsteads and sunken lanes and is the largest AONB in the South East. Several walks, long distance paths and bridleways cross the High Weald.

On the outskirts of Paddock Wood sits The Hop Farm Country Park, a privately-owned country park that boasts the world's largest collection of Oast houses.

This 400 acre Country Park is over 450 years old and hosts a number of events including the Kent County Fair.

Packed full with new features, attractions and exhibitions The Hop Farm Family Park is one of Kent's most popular attractions.

Planning

The land is designated within the Greenbelt and any development would be subject to planning permission.

Method of Sale

The land is available freehold by private treaty and sold with vacant possession.

Viewing

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.

Extensive road frontage onto Knowle Road

SITE MAP
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