

**Land Agents
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Charles Clark & Co.

CHARTERED SURVEYORS

Agricultural & Rural Property Agents

TC/2566

Frant 1 mile

Tunbridge Wells 3 miles

Bells Yew Green ½ mile

Wadhurst 5¼ miles

LAND AT BELLS YEW GREEN

**FRANT
TUNBRIDGE WELLS
KENT
TN3 9BG**



**AN APPEALING BLOCK OF PASTURE SITUATED ON THE OUTSKIRTS
OF THE VILLAGE OF FRANT**

IDEAL FOR GRAZING OR PONY PADDOCK

TIMBER OUTBUILDING

IN ALL ABOUT 2.38 ACRES

***** OFFERS INVITED OVER £50,000 *****

GENERAL REMARKS AND INFORMATION

VIEWING: Strictly by appointment with the Vendor's Sole Agents, Charles Clark & Co – Telephone: 01435 864455.

METHOD OF SALE: The land is offered for sale by private treaty as a whole.

TENURE: The land is offered for sale Freehold with vacant possession available upon completion.

DESCRIPTION: The land comprises a single block of flat/gently undulating pasture considered ideally suited for grazing or use as a pony paddock or smallholding. It is well screened from Bells Yew Green road by a mature and high hedge and otherwise enclosed by hedge or fencing with road frontage and an access with concrete apron on to the road. There is an old timber and corrugated iron building on the land (42' x 10') and understood to have planning permission for use as a donkey and sheep shelter.

SITUATION: The land is situated just outside of Frant on the road leading to Bells Yew Green. Tunbridge Wells is 3 miles away to the north and Wadhurst 4 miles to the South East

SERVICES: There is no water or electricity connected to the field.

RIGHTS OF WAY: As shown on the attached plan a broken blue line indicates a right of access for vehicles. There is a footpath running along the track to the north and the south west boundary of the field.

DIRECTIONS: From Heathfield from the A267 north towards Frant or from Tunbridge Wells the A267 south towards Frant. Approaching from Heathfield or the south, on entering Frant take the turning right (cutting through the village green) towards Bells Yew Green and Lamberhurst. The field can be found after approximately 1 ½ miles on the left hand side as indicated by our For Sale Board.



PARTICULARS OF SALE Whilst every care has been made in the preparation of these particulars they are intended as a guide only and their accuracy cannot be absolutely guaranteed. Any intending purchaser should satisfy himself as to the correctness of statements contained within by inspection or otherwise.

The plan accompanying these particulars is reproduced from the Ordnance Survey with the sanction of Her Majesty's Stationery Office. It is not to scale and is for identification purposes only.

Land at Bells Yew Green, Frant

