

**Land Agents
Valuers & Auctioneers**

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Charles Clark & Co.

CHARTERED SURVEYORS

Agricultural & Rural Property Agents

RK/2580/09/08

Benenden 2½ miles Cranbrook 6 miles Hawkhurst 5½ miles Tenterden 5¾ miles

**POND FIELD
DINGLEDEN LANE
BENENDEN
CRANBROOK
KENT
TN17 4JX**



Before Harvest



After Harvest

**UNDULATING ARABLE AND AMENITY LAND
WITH WOODLAND SHAW AND PONDS
Suitable for Amenity or Agricultural Use**

IN ALL APPROXIMATELY 11.47 ACRES

***** GUIDE PRICE£100,000 *****

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.

GENERAL REMARKS & 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 approximately 11.47 acres of gently undulating arable and amenity land currently in stubble. There is a shaw on the eastern side of this and the boundary extends to the centre of the stream. The field includes former Countryside Stewardship wild flower margins and two tree surrounded ponds (joined together) in the north east corner and a further pond on the north boundary. Access is via a main gate on the far north west corner and also a further opening onto Dinglelden Lane in the south west corner.

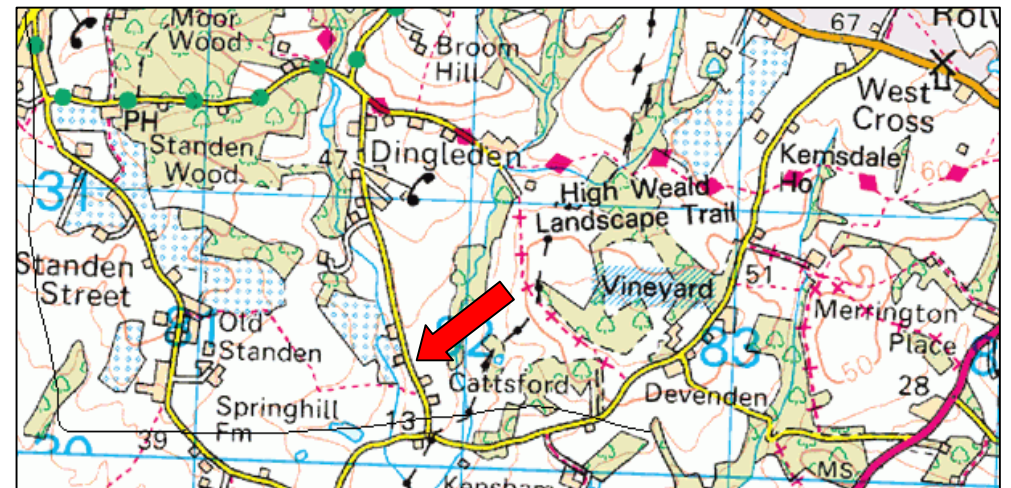
Single Payment Scheme entitlements will be included in the sale

SITUATION: The land is situated off Dinglelden Lane approximately 2½ miles from Benenden. Cranbrook is approximately 6 miles to the north with Hawkhurst approximately 5½ miles to the west and Tenterden approximately 5¾ miles to the east.

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

RIGHTS OF WAY: There are no rights of way over the field.

DIRECTIONS: From Sandhurst on the A268 (heading towards Newenden) on leaving the village take the first left into Crouch Lane leading into Hope House Lane and continue on this road passing Standen Street on the left. From Hope House Lane turn left into Dinglelden Lane where the entrance can be found on the right hand side opposite a property called Bankside.



Pond Field

