



Land at Evington

| Smeeh, Kent

| **Carter Jonas**

Land at Evington Smeeth Kent TN25 5JZ

A block of pasture land in secluded valley.

An attractive block of permanent pasture land suitable for grazing or amenity use. With mature in field trees and fenced to all boundaries the land benefits from direct road access.

In all extending to about 14.83 acres (6.05 hectares).

For sale by Private Treaty as a whole.

Carter Jonas



Land

Providing a useful block of grazing, the property comprises gently sloping permanent pasture in a single parcel. Bordered by the road to the north, residential dwellings to the east and post and wire fencing to the south and west it has recently been used for livestock grazing. It is classified as Grade III on the Agricultural Land Classification Maps. The soil is further described as being freely draining slightly acid loamy soils suitable for arable and grassland so is well suited to its current use.

Additional Information

There are a number of restrictive covenants on the land pertaining from previous ownerships. These include no temporary dwellings. The land also may not be used for any offensive trade or business neither shall a dwellinghouse be erected at a cost of less than £400 and the exterior walls shall be made of brick, stone or concrete.

Method of Sale

For sale by private treaty as a whole.

Tenure & Possession

Freehold with vacant possession available upon completion.

Basic Payment Scheme

Any Basic Payment Scheme entitlements are not included within the sale.

Environmental Schemes

The land is not included within any Environmental Stewardship Schemes.

Designations

The property is situated in the River Great Stour surface water Nitrate Vulnerable Zone (NVZ).

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not. We are not aware of any public or private rights of way crossing the land.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

Sporting, Timber & Mineral Rights

Sporting, timber and mineral rights are included in the sale where available.

Local Authority

Ashford Borough Council
www.ashford.gov.uk

Viewings

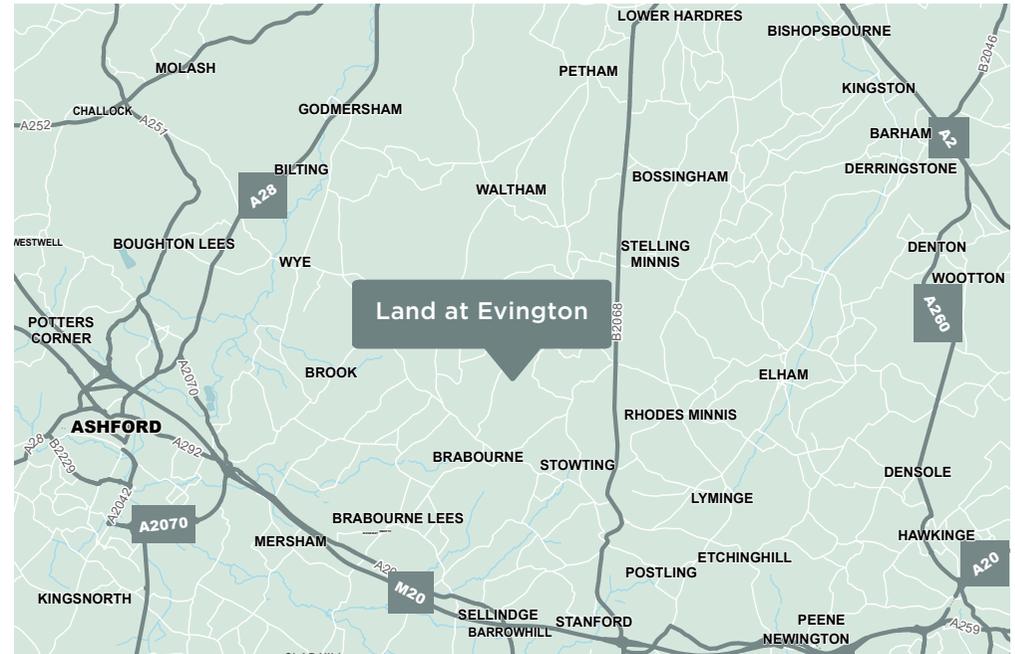
Interested parties may view the property unaccompanied and with details to hand, upon prior notification to the selling agent.

Directions

To Evington, TN25 5JH:
From the M20 at Ashford, turn off at Junction 9 and take the second exit for the A20 Hythe Road. Take the first left onto Bockham Lane. After circa 1 mile turn right towards West Brabourne. Follow this road for circa 0.5 miles then turn right and then left towards Hastingleigh. Follow this road for circa 0.5 miles then turn left onto Coldharbour Lane into the village of Hastingleigh. Follow the road for another 0.5 miles and the land is on your right.



///diggers.wheat.downsize



Winchester

07880 084 633 | andrew.chandler@carterjonas.co.uk

07770 667 584 | emily.littlejohn@carterjonas.co.uk

3 Royal Court, Kings Worthy, Winchester SO23 7TW

Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. Photos taken summer 2022.



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE