



Land at Evington

| Smeeth, 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.



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.



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Important information

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