

## 36 ACRES OF MIXED WOODLAND

Mixed open woodland located immediately to the south of Hither Chantlers with the River Grom bordering part of the land.



**PRICE GUIDE: £300,000**

## SITUATION

The land and woodland lies immediately to the south of Hither Chantlers and is understood to have a right of access from Hither Chantlers. The land is 0.5 miles from Langton Green and 2.5 miles from Central Tunbridge Wells.

## DESCRIPTION

The woodland and land is made up of mixed woodland with some open areas of grass. Part of the woodland is bordered by the River Grom for approximately 500m with the boundary extending to the middle of the river.

## TENURE AND POSSESSION

The land is for sale freehold and vacant possession upon completion and is sold subject to and with the benefit of rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other way leaves or easements.

## AGENTS NOTES

A public footpath runs through the land along part of the southern most area of woodland parallel with the River Grom.

## SERVICES

To be confirmed

## LOCAL AUTHORITY

Tunbridge Wells 01892 526121 [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

## VIEWING

Strictly by appointment by the sole agents:

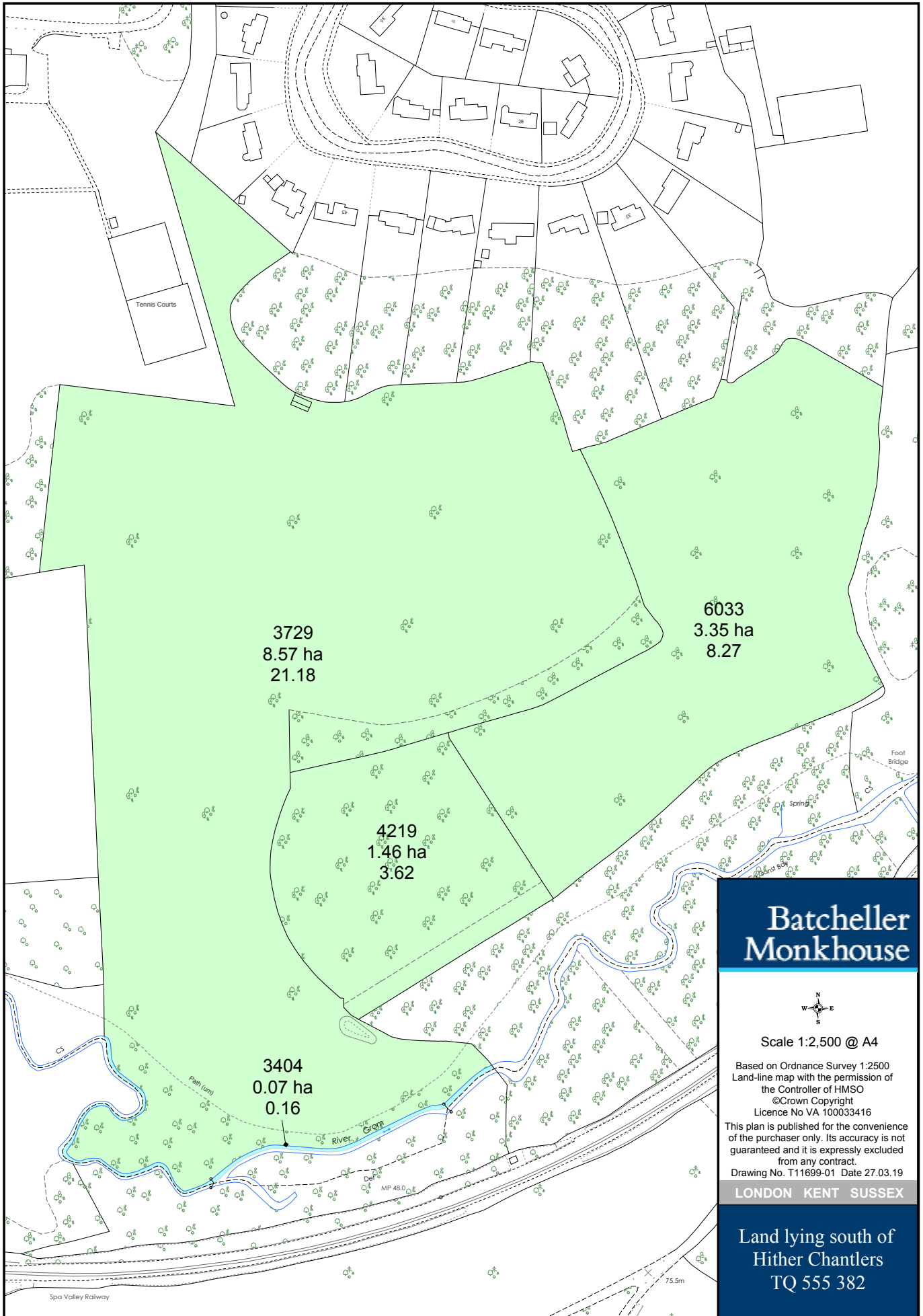
**Batcheller Monkhouse, 1 London Road, Tunbridge Wells, TN1 1DH**

**Telephone: 01892 512020 Email: [twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)**



## IMPORTANT NOTICE

*Whilst we endeavour to make our sale particulars accurate and reliable, they are intended to give a fair overall description of the property and not intended to form part of any contract. Inevitably some descriptions are subjective and are used in good faith as an opinion and are not a statement of fact. Any information, including areas, measurements and distances, contained herein (whether in the text, plans or photographs) is given for guidance purposes only. We recommend to purchasers that specific enquiries are made about any matter that is of particular importance to them. Please check with our office as to the current position of the sale immediately prior to viewing to avoid any abortive journeys.*



# Batcheller Monkhouse



Scale 1:2,500 @ A4

Based on Ordnance Survey 1:2500  
Land-line map with the permission of  
the Controller of HMSO  
©Crown Copyright  
Licence No VA 100033416

This plan is published for the convenience  
of the purchaser only. Its accuracy is not  
guaranteed and it is expressly excluded  
from any contract.

Drawing No. T11699-01 Date 27.03.19

LONDON KENT SUSSEX

Land lying south of  
Hither Chantlers  
TQ 555 382

# Our range of expert services

## Batcheller Monkhouse

Incorporating a wide range of specialist disciplines, our expertise extends far beyond sales. Contact us to find out how we can help you with:



### Estate Agency

Batcheller Monkhouse offer a high quality Partner-led service with regional coverage specialising in the sale of estates, country houses, cottages and town houses.



### Rural Professional

Whether you are a farmer, rural business owner, landowner or tenant, our team provides forward-thinking, pro-active management and strategic advice.



### Rural Agency

A focused Agency service specialising in the sale of equestrian and rural property including the sale of estates, farms, houses and cottages with land, buildings, agricultural land and woodland.



### Agriculture

We advise farmers and growers on all aspects of agricultural and environmental management, regulations and farm business.



### Lettings

We offer a first class Lettings and Management service at competitive rates, dealing with a wide range of properties across Kent, Sussex and Surrey.



### Tax Planning

Our specialists advise on strategy to help mitigate against liability for property tax including IHT and CGT, with particular expertise in Business/Agricultural Property Relief and Main Residence Relief.



### Estate Management

We manage a substantial portfolio of estates across the region. Led by qualified Chartered Surveyor Partners we deliver efficient and effective management for our clients.



### Planning and Development

We are experienced in all aspects of the planning and development process, especially relating to rural, agricultural and historic property.



### Valuations

Our expert team of Partners and staff are RICS qualified and Registered Valuers experienced in undertaking valuations including those for lending institutions, matrimonial, inheritance tax and tax planning purposes – we are approved AMC valuers.



### Telecommunications

We lead the market in negotiations, portfolio management, rent reviews, arbitrations and sales. We exclusively act on behalf of landowners.

[www.batchellermonkhouse.com](http://www.batchellermonkhouse.com)



**Battle**  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

**Haywards Heath**  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

**Pulborough**  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

**Tunbridge Wells**  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

**London**  
Mayfair Office  
[mayfair@batchellermonkhouse.com](mailto:mayfair@batchellermonkhouse.com)