

**16 ACRES OF PASTURE LAND**  
Hever Lane, Hever, Edenbridge, TN8 7ET



**PRICE GUIDE: £150,000**

## DESCRIPTION

16 acres of managed stock proof grassland with water available and direct road frontage and access. approximately 2 miles from Edenbridge and 1 mile from Hever.

## TENURE AND POSSESSION

The land is for sale freehold and vacant possession upon completion.

## SERVICES

Water connected

## LOCAL AUTHORITY

Sevenoaks District Council

## DEVELOPMENT UPLIFT

25% of the increase in value of the property on grant of planning permission for residential or commercial purposes.

## VIEWING

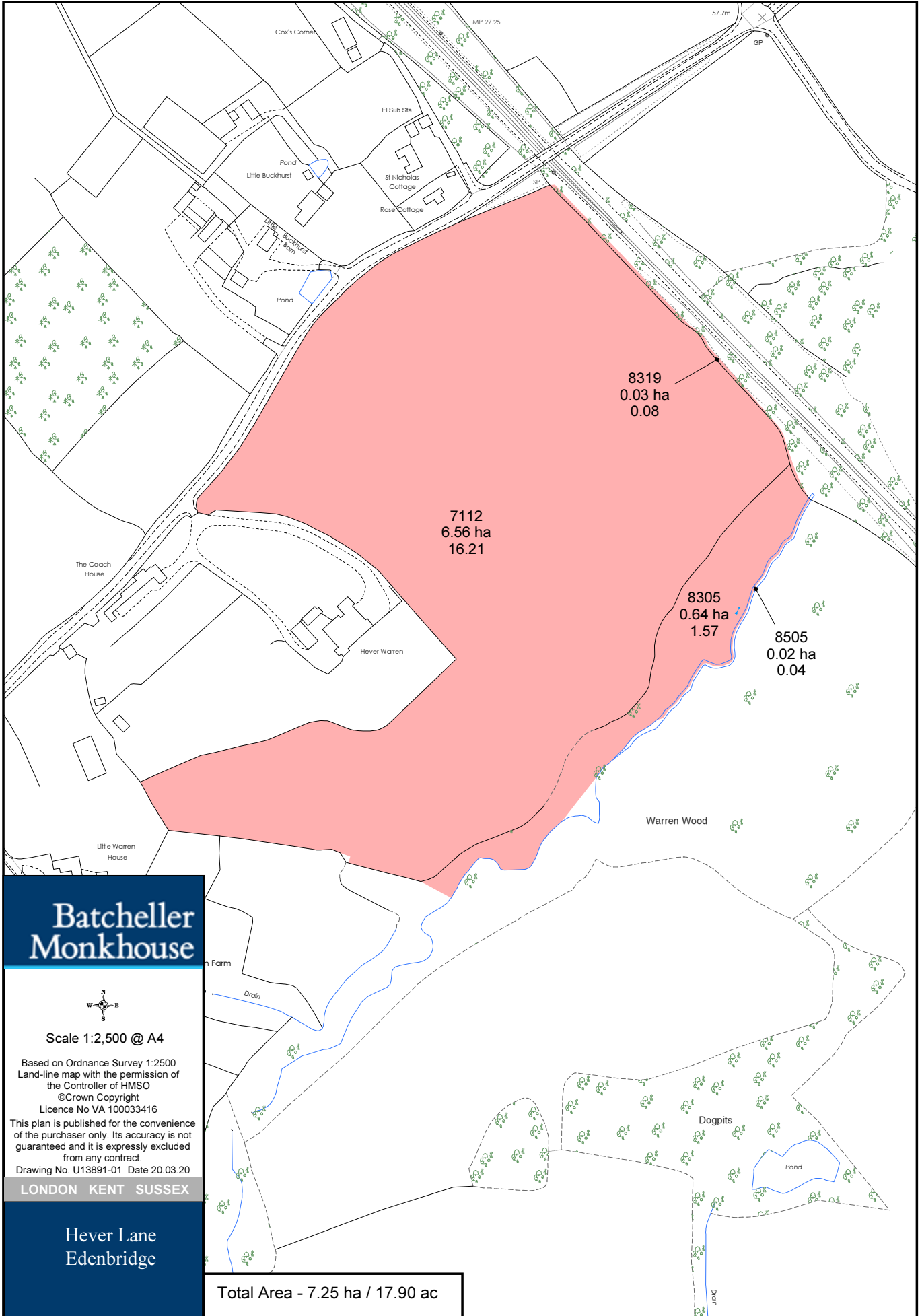
Strictly by appointment by the sole agents:  
Batcheller Monkhouse, 1 London Road, Tunbridge Wells, TN1 1DH  
Telephone: 01892 512020 Email: [twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

## DIRECTIONS

From Hever Station turn right into Hever Lane take the first right and proceed over the railway and land is found immediately on your left.

## 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  
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Drawing No. U13891-01 Date 20.03.20

LONDON KENT SUSSEX

Haver Lane  
Edenbridge

Total Area - 7.25 ha / 17.90 ac

# 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 service with regional coverage specialising in the sale of estates, country houses, cottages, town houses and new homes.



### 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

We are specialists in the sale of equestrian and rural property including the sale of 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

Our ARLA qualified staff provide a comprehensive and professional Lettings and Management service, across a wide range of properties in Kent, Sussex and Surrey.



### New Homes

With our expertise and local knowledge we are on hand to provide advice from the very early stages, right through to the launch and sale of your new development.



### 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 Chartered Town Planners and experienced in all aspects of the planning and development process, especially relating to rural, agricultural and historic property.



### Valuations

We are experienced in undertaking valuations including those for lending institutions, matrimonial, inheritance tax and succession planning – 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.



the mark of property professionalism worldwide



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