

For Sale in Four Lots



Exciting opportunity for pastureland, woodland and a pond , **For sale in four lots** and located on the northern boundary of the sought-after village of Ryarsh

Land at Chapel St, Ryarsh,
West Malling ME19 5LW

Site Description

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The four parcels are access via Chapel Street.

Lot 1: Is a parcel of circa 0.68 acres of paddock. The land is bounded by farmland to the north west, north and east. While the site bounds residential properties and Chapel Street to the south and the south west respectively.

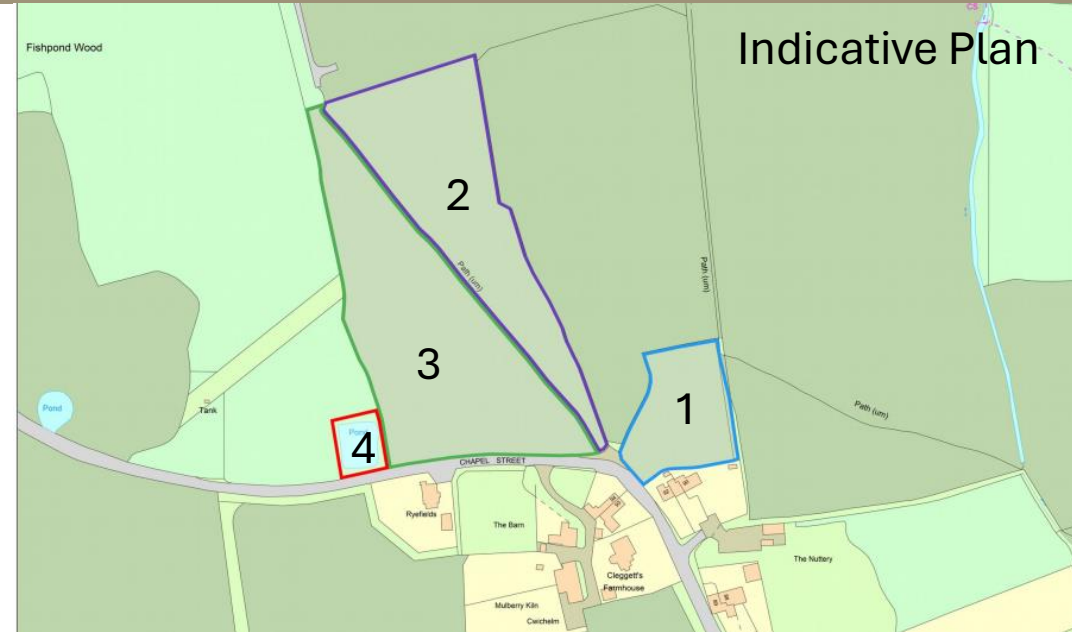
Lots 2 & 3: Lot 2 and Lot 3 are circa 1.9 acres and 2.5 acres respectively. The land will be divided into two lots using the fence running parallel to the footpath as the boundary. Lot 3 has access to running water.

Lot 4: Is the smallest piece of land at circa 0.16 acres and consists primarily of woodland with a small lake/pond. The land is bordered by woodland to the north and west, while Lot 3 bounds it to the east and Chapel Street bounds it to the south.

Location

The land is situated to the North of the village of Ryarsh. Located in Kent, Ryarsh is an attractive village, with an Ofsted rated 'outstanding' primary school and a popular pub dating back to c1516. West Malling is conveniently close by with a range of amenities including boutiques, pubs, and restaurants. West Malling station also offers a regular mainline service to London Victoria. Alternatively, Snodland boasts a high-speed rail service to London St Pancras. Slightly further afield, Sevenoaks boasts a comprehensive range of shops, schools, and recreational facilities, including Knole, with its historic house, park and golf club.

There is a good range of state/grammar schools in the surrounding settlements, including Maidstone, Tonbridge, Tunbridge Wells, Gravesend and Dartford. As well as several private schools, such as Tonbridge School, The Kings School Rochester, Cobham Hall, and Sevenoaks.



Sales and Viewing Information

Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Tenure

The lots are to be sold Freehold with vacant possession on Completion.

Method of Sale

- Offers are invited by way of Private Treaty (subject to contract.) All offers should be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk

In submitting a proposal, please include the following:

- Offer price for lot/lots
- Details of purchasers funding arrangements
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Full solicitor's details
- The Vendor reserves the right not to accept the highest nor any bid made for the lots.
- As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued
- Details of any overage which may be paid in light of future planning consents.

Fees

Buyers to pay Sellers fees of 2 % + VAT, a the prevailing rate, of the final price subject to a minimum of £750 + VAT per lot, on Lots 1,2 & 3 and £500 + VAT on Lot 4.

Viewing

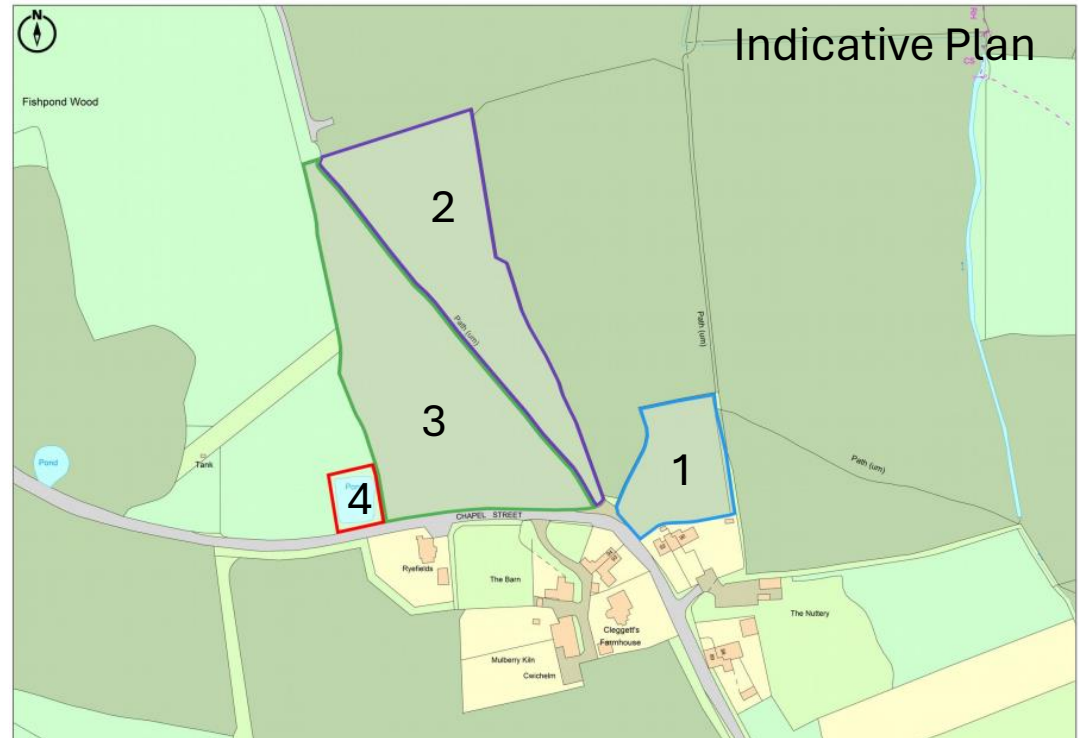
The site is open and can be viewed from the road and public footpath unaccompanied, during daylight hours at the viewers own risk.



Agent Details

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