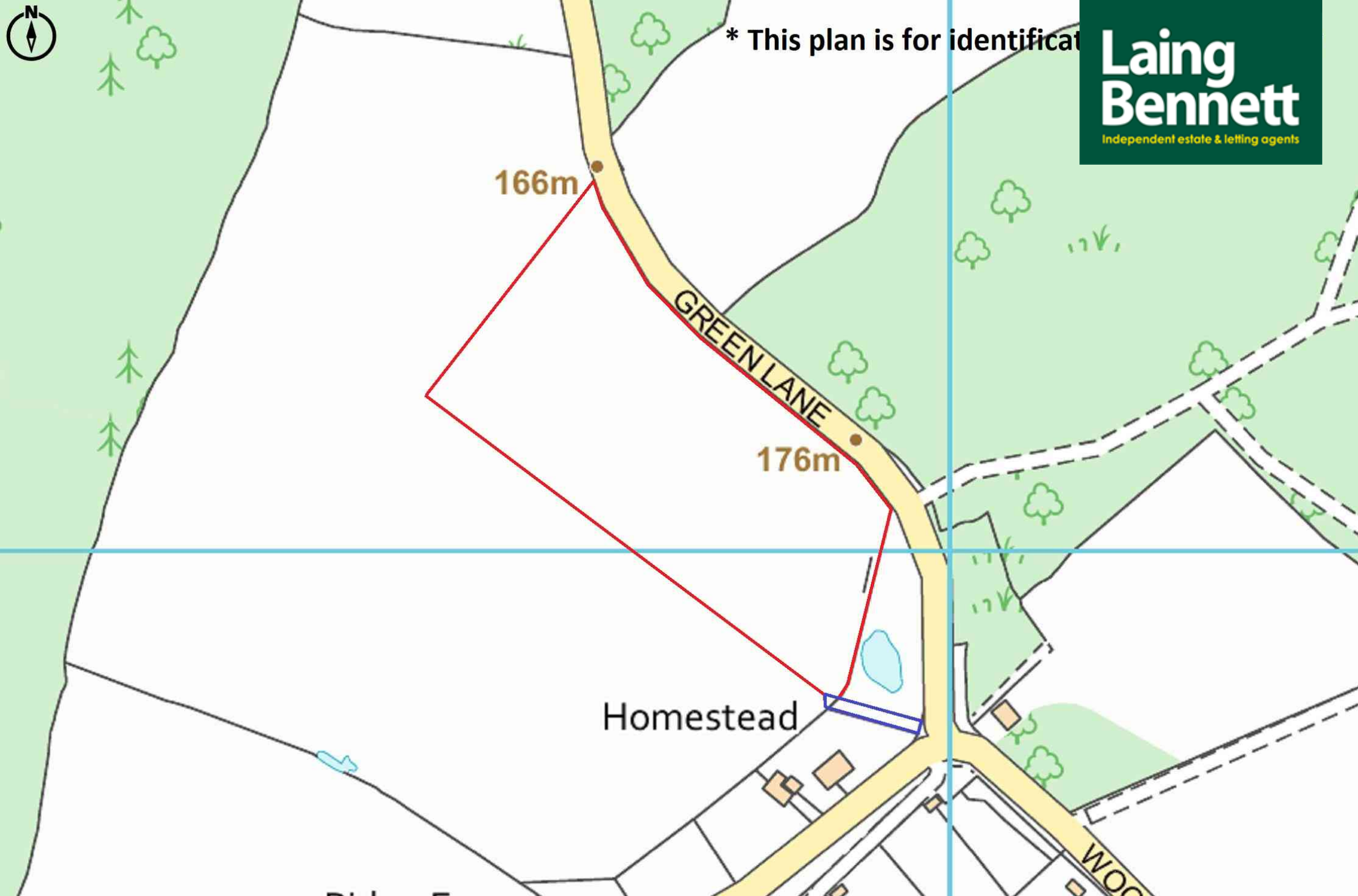


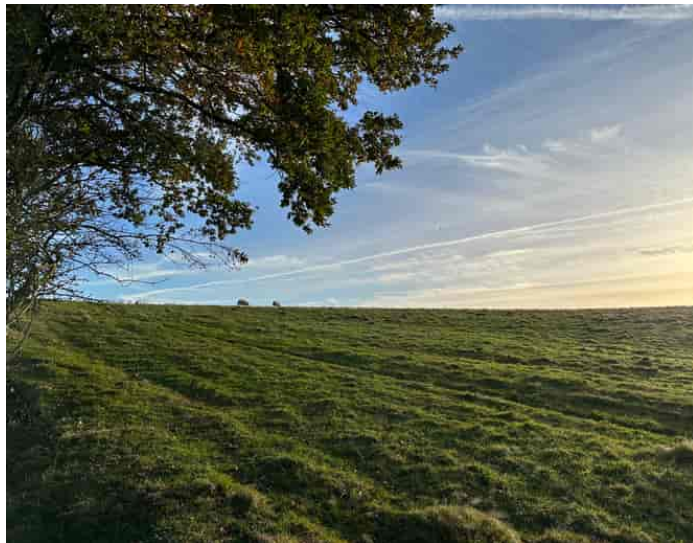


\* This plan is for identification



Land, Green Lane, Lyminge, Folkestone, Kent, CT18 8DL      EPC Rating =      Guide Price £200,000

A rare opportunity to acquire this parcel of land measuring approx. 5 acres. Located in a rural location near the village of Lyminge and close to Stone Street which leads to Canterbury to the North and Hythe to the South. There is a right of way entrance with gate at the junction of Woodland Road and Green Lane. Further new gate entrance along Green Lane. The field is used for grazing. EPC EXEMPT



**Guide Price £200,000**

**Tenure** Freehold

**Property Type** Farm Land

**Receptions** 0

**Bedrooms** 0

**Bathrooms** 0

**Parking** N/A

**EPC Rating** TBC



## Location

This property is located in 'Green Lane' a rural lane near the villages of Rhodes Minnis and Lyminge. Lyminge offers amenities including; Convenience Shop, Doctors surgery, Chemist and Primary School. There are various clubs and societies and there are good bus links to both Canterbury and Folkestone. Good access to the M20 motorway and Channel Tunnel. In the nearby town of Folkestone, there are mainline railway stations with High Speed services to London.

## Services

There are no connected services to the land. Although we understand there is electric and water along the road boundary.

## Access

This property benefits from direct access to the road with gate. There is a right of way entrance with gate at the junction of Woodland Road and Green Lane. Further new gate entrance along Green Lane.

## Terms

The land is available Freehold on an unconditional basis and vacant possession will be provided upon completion. The Vendor is under no obligation to accept the highest or any offer submitted.

## Title information

The land is registered at the Land Registry and is called 'Land to the north of Ridge Farm, Hemsted, Lyminge, Kent CT18 8DL' and under title number K720146.

## Site measurement

The approximate total measurement of the land is 5 acres.

## Boundaries

The land boundaries are fenced.

## Viewings

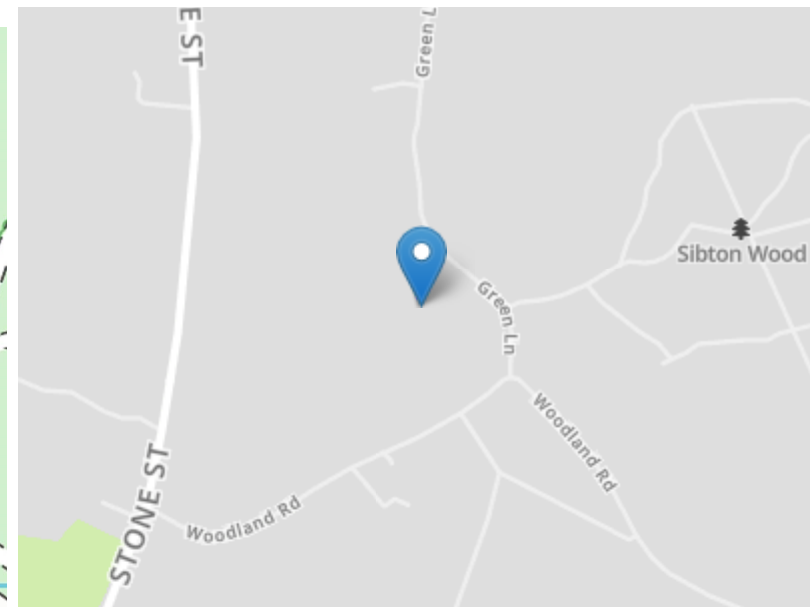
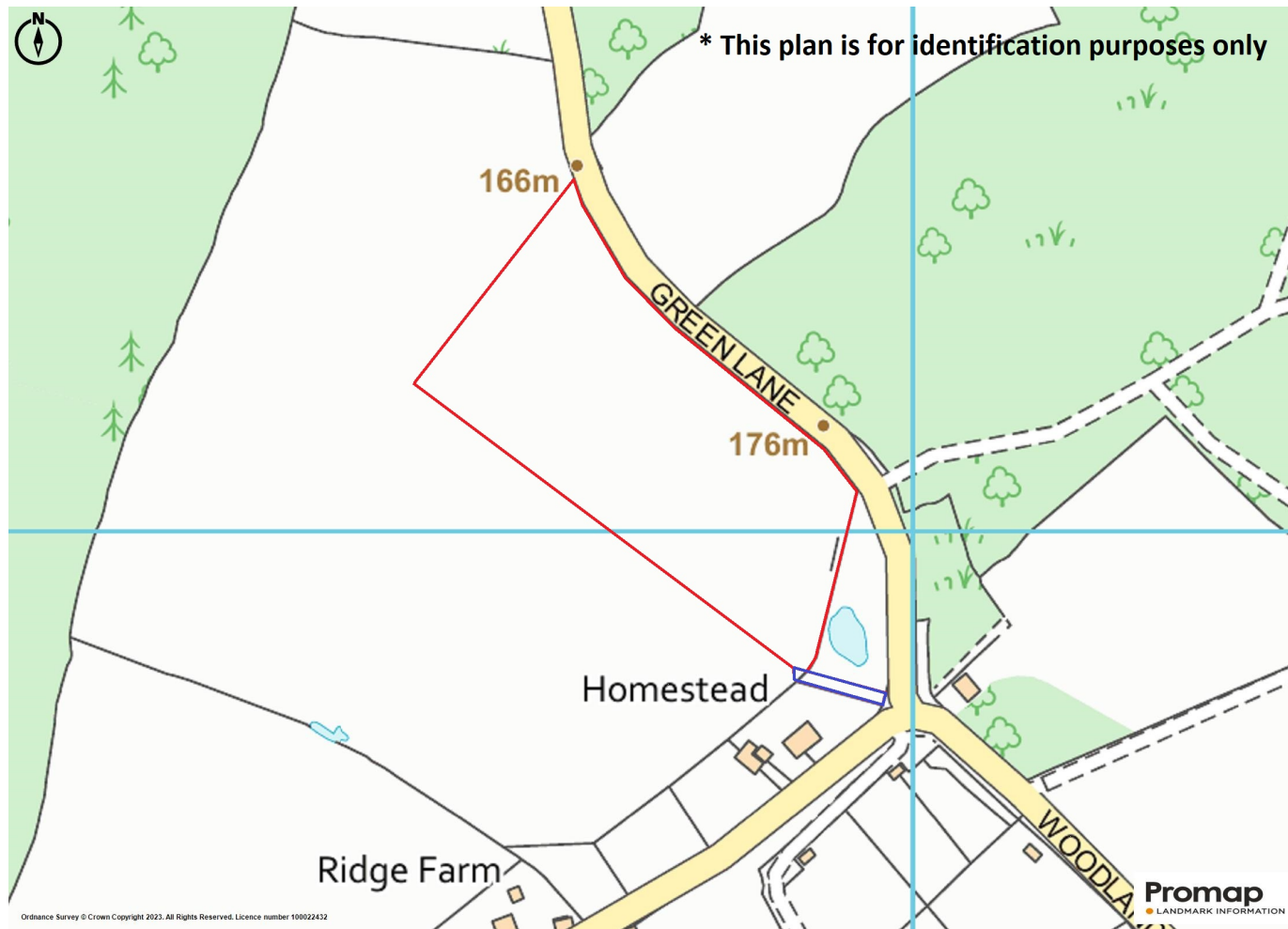
On site viewings must be by appointment with Laing Bennett on 01303 863393.

## Plan

The plan used in these sales details is for identification purposes only.







**Need to book a viewing?**

If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

See all our properties at



[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

The Estate Office  
 8 Station Road  
 Lyminge  
 Folkestone  
 Kent  
 CT18 8HP



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