

**AUCTION
11 MAY 2016**

HOBBS • PARKER
Farms Land & Estates



High Minnis Paddock

Stelling Minnis,
Canterbury, Kent CT4 6AP

A single grass paddock situated in a delightful rural location, close to Wheelbarrow Town and just south of Stelling Minnis village. The land is almost directly opposite "Fairview" on a quiet no-through lane with very little passing traffic.

About 2.85 acres

Pre-Auction Guide Price:
£30,000 - £40,000

Auction

The auction will take place at 2.30pm on
**Wednesday 11th May 2016 in the Amos Hall,
Ashford Market, Ashford, Kent TN24 0HB.**

Completion

This will take place on Wednesday 8th June 2016 (28 days).

Tenure

Freehold – Vacant Possession on Completion.

Legal Pack/Auction Catalogue

These will be available to download from the property auction section of our website from mid to late April.

Situation

High Minnis Paddock occupies a delightful rural location close to the Hamlet of Wheelbarrow Town just to the south of Stelling Minnis village which offers good local amenities including a public house and village stores. Stone Street (B2068) is easily accessible to the west, both from Stelling Minnis village and Six Mile Garage to the south. There is some excellent horse riding in the area, particularly on local lanes or in nearby forestry (permit required).

Description

A single parcel of pasture land with lane frontage and an established access gate with hedgerow boundaries. Surrounded by open farmland with only 2 nearby properties.

Planning

For planning advice in respect of this parcel of land please contact Shepway District Council on 01303 853000 or shepway.gov.uk.

Services

There are no mains services connected to the land.

Viewing

Viewings are allowed during daylight hours on an unaccompanied basis (F2401).

Directions

From M20 (Junction 11): Leave Junction 11 heading due North on the B2068 (Stone Street). Continue on this road without deviation for approximately 4 miles until reaching Six Mile Garage and take the right turn next to the garage. Proceed for a short distance then take the narrow country lane on the left. Continue on this lane without deviation for just over ½ mile and on reaching the crossroads head straight on into the no-through lane (Sandy Lane). Continue for a further ½ mile and the paddock will be found on the left hand side almost directly opposite "Fair View".



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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

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