



# 125

— YEARS OF —

**Lambert  
& Foster**



**LAND AT WOULDHAM MARSHES**  
WOULDHAM, ROCHESTER, KENT ME1 3XN



**Lambert  
& Foster**

BLUE BELL HILL 4.8 MILES | ROCHESTER 4.4 MILES | SNODLAND RAILWAY STATION 2.3 MILES

## LAND AT WOULDHAM MARSHES, WOULDHAM, ROCHESTER, KENT ME1 3XN

A single block of wetlands fronting the River Medway, extending in all to some 50.73 acres (20.53 hectares), located between Peters Village and Wouldham in the Medway Valley, Kent.

GUIDE PRICE £125,000 + VAT (FREEHOLD)



### DESCRIPTION

The land at Wouldham Marshes comprises a single block of wetlands with approximately 540m frontage to the River Medway. In all, the land extends to 50.73 acres (20.53 hectares) and is considered that it may be suitable to a variety of leisure, conservation and environmental uses, subject to the necessary consents.

The marshland is located between Peters Village to the south, and Wouldham to the north. It is located conveniently nearby to the towns of Snodland and Rochester, with good transport links in close proximity.

### METHOD OF SALE

The land is offered for sale by Private Treaty. If demand dictates, the agent may set a deadline for Best and Final Offers in the event that significant interest is received.

### VIEWING

Strictly by appointment only. Please contact Lambert & Foster's Paddock Wood office on 01892 832325. Contact Will Jex or Alan Mummery for more information.



**VAT:** The vendors are VAT registered so VAT is payable in addition to the agreed sale price.

**ACCESS:** The property is accessed via two gated entrances off Hall Road.

**WHAT3WORDS:** Using the What3Words app, the vehicle access track to the marshes along Hall Road, is located at `///impact.racks.drain` which leads to a gated entrance to the land at `///wonderfully.liked.races`. There is a secondary gated entrance to the land off Hall Road, located at `///lovely.dance.fluid`

**DIRECTIONS:** The nearest postcode to the land is ME1 3XN. From the centre of Peters Village by the Coop, head north along Village Road. At the roundabout, take the 2<sup>nd</sup> exit onto Hall Road, and continue for 0.4 miles before the entrance track leading to the gateway will be located on the left hand side, immediately before the residential properties.

**TENURE:** Freehold with vacant possession.

**GENERAL: Services:** Applicants should rely on their own investigations as to the availability of service connections.

**Flood Zone:** The property is located within Flood Zone 3.

**Local Authority:** Tonbridge and Malling Borough Council.:01732 844522.<https://www.tmbc.gov.uk>

**MINERAL, SPORT AND TIMBER RIGHTS:** Included in the freehold sale.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**

Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**

Tel. 01435 873 999  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



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