



# 125

— YEARS OF —

**Lambert  
& Foster**



LITTLE MURSTON NATURE RESERVE  
CHURCH ROAD, SITTINGBOURNE, KENT ME10 3FB



**Lambert  
& Foster**



KEMSLEY RAILWAY STATION 2.4 MILES | FAVERSHAM 7.9 MILES | M2 (JUNCTION 5) 6.5 MILES

## **LITTLE MURSTON NATURE RESERVE, CHURCH ROAD, SITTINGBOURNE, KENT ME10 3FB**

Little Murston Nature Reserve comprises 163.51 acres (66.17 hectares) of SSSI wetland attracting a wide variety of wildfowl, located between the Swale and Sittingbourne.

**GUIDE PRICE £655,000 + VAT (FREEHOLD)**



### **SITUATION**

Sittingbourne Wetlands, which is otherwise known as Little Murston Nature Reserve, comprises expansive flooded clay pits and disused oyster ponds which attracts a wide variety of wildfowl. All of the land is designated as SSSI and overlooks The Swale, extending in all to some 163.51 acres (66.17 hectares).

It is currently managed by the Kent Wildfowling and Conservation Association, and would be suitable to a variety of leisure, conservation and environmental uses, subject to the necessary consents.



### **DIRECTIONS**

The nearest postcode to the land is ME10 3FB. From the centre of Sittingbourne, head east along the A2 for 0.9 miles, before turning left onto Hempstead Lane. Continue for 0.3 miles before bearing left onto Church Road. Follow Church Road, and after 1.7 miles, the secure entrance to the property will be located immediately ahead of you, as the road bears sharply to the right.

### **ACCESS**

The property is accessed via a private entrance off Church Road.









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

**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.

**WHAT3WORDS:** Using the What3Words app, the entrance to the property along Church Road is located at ///draw.glow/advice

**TENURE:** The property is freehold and subject to a 10 year lease until March 2032 to the Kent Wildfowling and Conservation Association, further details of which are available on request.

#### **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, an area with a high risk of flooding.

**Local Authority:** Swale Borough Council, Tel: 01795 417850 <https://swale.gov.uk/home>

**MINERAL AND TIMBER RIGHTS:** Included with 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.









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