



125

— YEARS OF —

**Lambert
& Foster**



UPPER AND LOWER CULAND QUARRIES
BURHAM, ROCHESTER, KENT ME1 3SN



**Lambert
& Foster**

BURHAM 0.7 MILES | BLUE BELL HILL 2.7 MILES | SNODLAND 3.5 MILES

UPPER AND LOWER CULAND QUARRIES, BURHAM, ROCHESTER, KENT ME1 3SN

A rare offering to the market of two adjoining disused chalk quarries located in SSSI in the Medway Valley near Burham, together with woodland and grassland, extending in all to some 135.18 acres (54.70 hectares)

GUIDE PRICE £385,000 + VAT (FREEHOLD)



DESCRIPTION

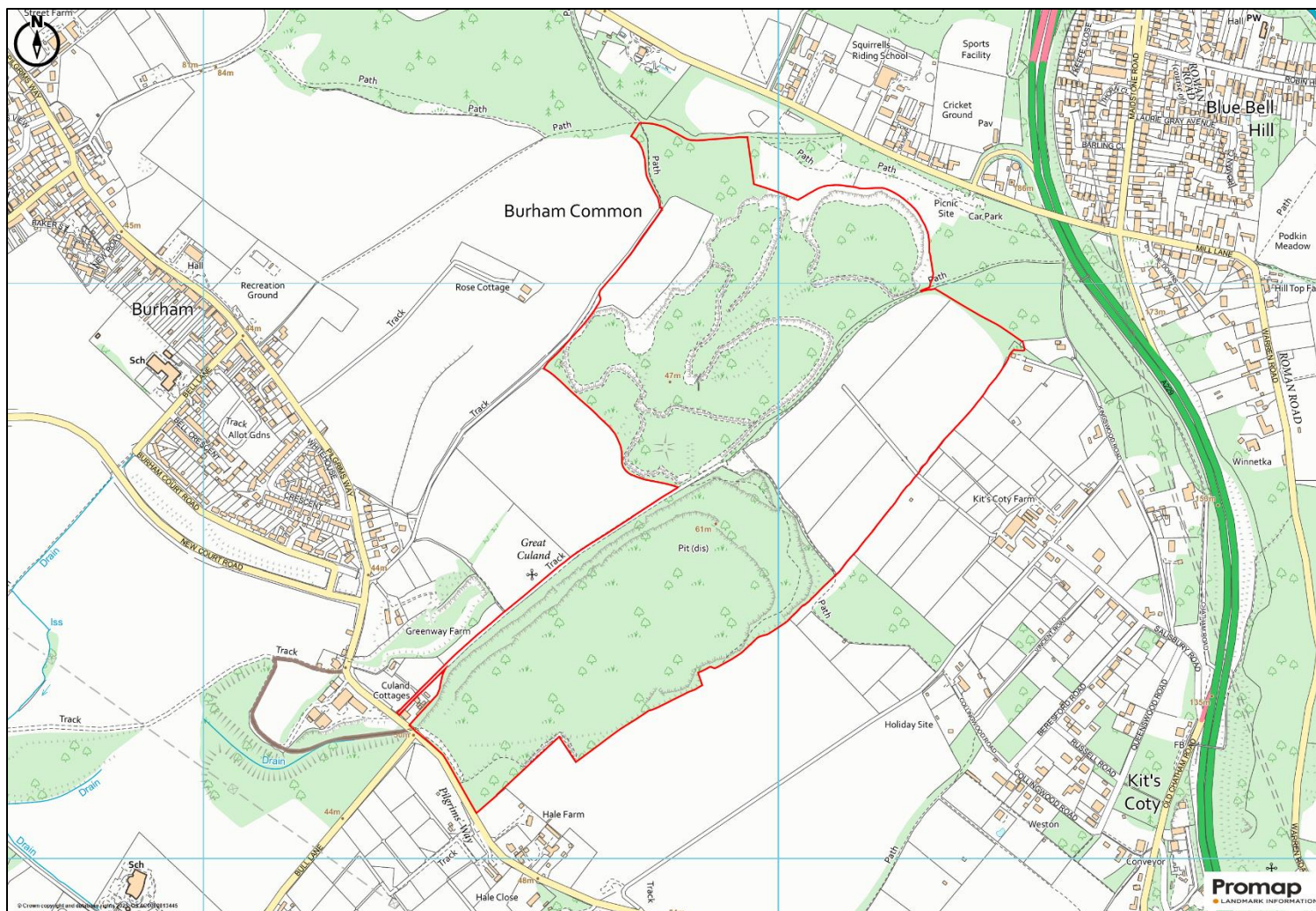
Upper and Lower Culand Pits present a rare offering to the market of two, large disused chalk quarries. The pits are thought to have originated from the mid 1800's where they provided raw materials to the cement industry which help shaped the Medway Valley. With the exception of use by the army for firing exercises during WWII, the pits have since been disused.

The pits are now home to a wide variety of wildlife, and are designated as a Site of Special Scientific Interest, as well as being located within the Kent Downs National Landscape Area.

In addition to the Upper and Lower Pits which are a combined 98.02 acres, there is approximately 31.4 acres (12.70 hectares) of grassland subdivided into a number of paddocks, and 5.76 acres (2.33 hectares) of woodland located on the ridge – this area of woodland is home to a nest of Peregrine Falcons.

DIRECTIONS

The nearest postcode to the land is ME1 3SN. From Burham village High Street, head southbound along Rochester Road, and after 0.7 miles the access track to the pits is located on the left hand side.



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.

ACCESS: The property is accessed via a track off the Pilgrims Way. A secondary access is available via a right of way which will be granted along the track marked brown on the sale plan, the route of which is through the woodland and bridge under the road into the lower quarry.

VIEWING: Strictly by prior arrangement. Please contact Will Jex or Alan Mummery at **Paddock Wood Office:** 01892 832325 Option 3.

WHAT3WORDS: Using the What3Words app, the entrance to the land along Pilgrims Way (Rochester Road) is located at [///surfer.cricket.seabirds](https://www.what3words.com/).

TENURE: The property is sold freehold with vacant possession. It was previously subject to a management agreement with the Kent Wildlife Trust. Further details are available on request.

SERVICES & UTILITIES: Applicants should rely on their own investigations as to the availability of service connections.

LOCAL AUTHORITY: Tonbridge and Malling Borough Council. www.tmbc.gov.uk. Tel: 01732 844522.

FLOOD ZONE: The property is located within Flood Zone 1, an area with a low risk of flooding.

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.



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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