

George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY







, Sheerness, ME12 3RL **£500,000**

George Webb Finn are pleased to be instructed in the sale of Cowstead Farm and Minster and Cheyney Marshes, Queenborough, Kent ME12 3RL available as a whole or in five lots. This is a rare opportunity to purchase a compact agricultural holding of upland and marsh farmland with significant development opportunities.

Cowstead Farmhouse

The Farmhouse

Cowstead Farmhouse is a detached period property preservation order, town planning schedule, resolution built circa 1883 and is approached off the ornotice Queenborough Road via an entrance leading to the in force and the purchaser(s) will be deemed to have full farmhouse, stables and farm buildings. The front door opens into an entrance hall off which are the living room, family room, dining room, boot room, utility and w.c. Off the dining room is the kitchen and a rear entrance lobby used as the principal access on a day to Rights & Easements day basis. The staircase to the first floor leads to four double bedrooms and family bathroom. Gross internal area 2,408 ft² (224 m²) The farmhouse stands within a curtilage of about 0.35 Hectares (0.87 acres)

General Remarks and Information

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Method of Sale

The property is offered for sale by private treaty.

The right is reserved to take the Property to auction or tender at a later date.

EPC's

Cowstead Farmhouse F

Hectares (& Acres)

The areas provided are for guidance only and are given

responsibility. Any intended purchaser(s) should not rely upon

them as statements or representations of fact but must satisfy

themselves by inspection or otherwise as to the areas.

Fencing & Boundaries

The purchaser(s) must satisfy themselves on the location of the

boundaries from the Land Registry plans and the Vendor's deed

plans (where available). The Buyer shall erect and thereafter

maintain a boundary fence on the permitter of the property to a

minimum specification to be agreed.

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with George Webb Finn.

Mineral, Sporting and Timber Rights

All mineral, sporting and timber rights are included in the sale in

so far as they are owned by the Vendor.

Town & Country Planning

The property is sold subject to any development plan,

knowledge and to satisfy himself with the provisions of any such

matter affecting the property.

The property is sold subject to and with the benefit of all rights.

including rights of way, whether public or private, light, support,

drainage and electricity supply and other rights and obligations,

easements, quasi easements and restrictive covenants and all

existing and proposed wayleaves, masts, pylons, stays, cables,

drains, water, gas and other pipes.

Plans and Lotting

The plans and associated acreages have been prepared

illustrative purposes and their accuracy cannot be guaranteed.

The Vendor reserves the right to alter the lotting or to not sell anv

of the lots.

Access and Services

A right of way of a minimum width of 6m is to be reserved for all

purposes with or without vehicles over the roadway between

points "A" and "B" and "A and C" shown on the plan. The Seller

shall reserve rights to lay and connect into services under or in the

right of way between points "A" and "B" and "B and C" shown on

the plan. The Buyer shall erect and thereafter maintain gates a

points A, B and C on the plan.

VAT

The Vendor has not made a voluntary election of the land for VAT

Photographs

The Photographs included within these particulars were taken March 2025.

Local Authority

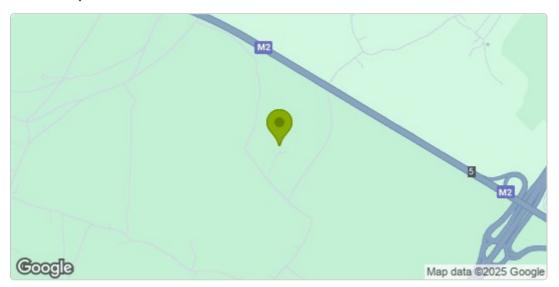
Swale Borough Council - 01795 417850



GROSS INTERNAL AREA FLOOR 1: 1272 sq. ft,119m2, FLOOR 2: 1137 sq. ft,106 m2 TOTAL: 2408 sq. ft, 224 m2

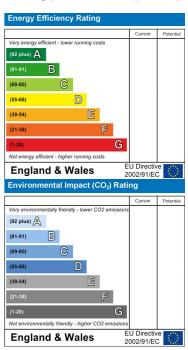
Matterport

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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