



since 1865



LAND AT FIRS HILL MARSH, SANDBANKS LANE, GRAVENEY, FAVERSHAM, KENT, ME13 9DP finns.co.uk

LAND AT FIRS HILL MARSH

Sandbanks Lane, Graveney, Faversham,
Kent, ME13 9DP

A ring-fenced block of grass marshland suited to livestock, wildfowling and conservation uses adjacent to the Faversham Creek and near to the Swale Estuary.

Graveney 1.5 miles, Faversham 4.6 miles, London 56 miles

- Ring-fenced productive pasture for grazing or haymaking arranged over six well-sized fields.
- Significant environmental potential, which could be used for Bio-diversity Net Gain or other similar mitigation schemes.
- Existing Countryside Stewardship Agreement with good income.

About 114.7 acres (46.5 ha) in total

For sale as a whole - guide price of £760,000

Situation

Firs Hill Marsh lies in between the village of Graveney and the historic market town of Faversham, close to the north Kent coast and adjacent to Faversham Creek. This area of land forms part of the low-lying marshland sitting to the north and south of the Swale Estuary.

Graveney has a Village Hall, church, and a primary school, with nearby Faversham offering a much wider range of amenities and services including a mainline train station with regular services to London St Pancras.

The land is predominantly level pasture interspersed with drainage channels bordered to the west by the embankment to the Faversham Creek. The land is bordered on the northern and southern boundaries by large drainage channels and to the east by a railway line.

Access is via Sandbanks Lane, a publicly adopted road into the northwestern-most corner of the land.



The land is grazed by a local farmer on an annual licence and is also subject to a Higher Tier Countryside Stewardship Agreement, which expires on 31st December 2026.

The approximate annual income is £18,232, however, there is scope to generate significant income via Bio-diversity Net Gain credits, carbon credits and the new sustainable farming incentives scheme.

Method of Sale

For sale by private treaty. The sellers reserve the right to take the land to informal tender, formal tender or auction should they so wish.

Tenure

The land will be sold subject to the existing annual grazing licence and the Higher Tier Countryside Stewardship Agreement.

Services

There are no services connected to the land.

Wayleaves, easements and right of way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

A right of way is retained for the adjacent landowner to clear ditches that adjoin their property. A right of way is retained over the first part of the track for the owner of The Saltings adjacent to Faversham Creek. The Environment Agency also have a right of way along the toe of the embankment to reach the sluice located in the western corner of the land.

The land is crossed by the Saxon Shoreway being a public footpath (reference ZR484) and there is also a permissive cycle path that runs along the embankment and a short distance along the southern boundary to the north of the water treatment works.

finns.co.uk

Basic Payment Scheme

The entitlements to the Basic Payment will be included in the sale if the sale completes prior to the submission deadline in 2023. If the sale has not been completed by this point, then the vendor will submit a claim and will retain the payment for the 2023 year in its entirety and the purchaser will be obliged to adhere to all cross-compliance until the end of the claim year.

Countryside Stewardship Scheme

Firs Hill Marsh is entered into a Higher Tier Countryside Stewardship scheme which will expire on 31st December 2026. The purchaser will be deemed to have full knowledge of the scheme and will take it on and comply with the scheme from completion if necessary. The vendor will retain any payments relating to the scheme for the 2023 claim year. Further details are available from the vendor's agent.

Designations and Planning

The land falls outside any settlement confines, with the embankment and small paddock at the western end of the land being comprised within the Swale SSSI, the Swale Ramsar site and the Swale Special Protection Area. The land also sits within flood zones 2 and 3.

Drainage Rates

Rates are charged by the Medway Internal Drainage Board on an annual basis.

Sporting, timber and mineral rights

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local Authority

Swale Borough Council, Swale House, East Street, Sittingbourne, Kent, ME10 3HT - 01795 417850

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health & Safety

Given the potential hazards of an area that is grazed with livestock, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Overage

The land will be sold subject to an overage agreement across the whole of the land reserving 25% of the uplift in value for any non-agricultural use for a term of 25 years from completion.

Boundaries, Plans, Areas, Schedules & Disputes

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser(s) will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agent whose decision acting as expert shall be final.

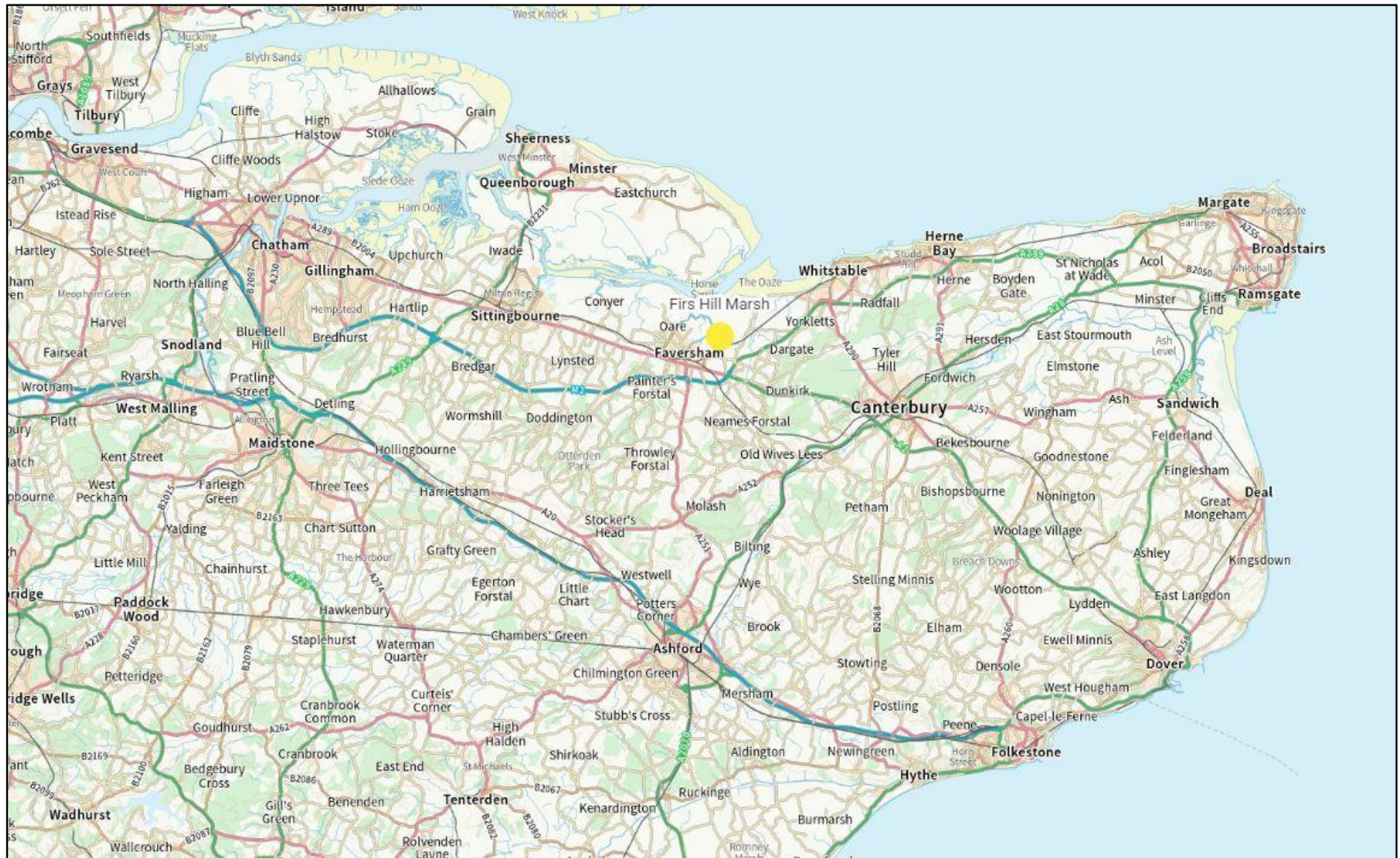
The boundaries on these plans are indicative only and the land will be sold in accordance with the registered title, subject to any minor amendments required. Plans are reproduced from the Ordnance Survey under Licence No. 100059532.

Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, prior to acceptance of an offer, the purchaser(s) will be required to provide proof of funds, identity, and address prior to the instruction of solicitors.

Viewing: Strictly by confirmed appointment with Mark Chandler - m.chandler@finns.co.uk – 01304 626093





Finn's Canterbury

82 Castle Street,
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

Finn's Sandwich

2 Market Street,
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

Finn's St Nicholas at Wade

The Packhouse Site,
Wantsum Way,
St Nicholas At Wade
Kent CT7 ONE
Sales: 01843 848230



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale - some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.