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KINGSDOWN ROAD LAND, ST MARGARET'S AT CLIFFE, DOVER, KENT CT15 6BB

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KINGSDOWN ROAD LAND

St Margaret's at Cliffe, Dover Kent CT15 6BB

A single permanent grass field set in a rural location between the villages of St Margaret's at Cliffe and Kingsdown near to the East Kent Coast

St Margaret's at Cliffe under 1 mile, Kingsdown 1.5 miles.

- Ring-fenced pasture for grazing or conservation
- Water supply
- Environmental potential

About 12 acres (4.85 ha)

Situation and Description

This sloping field lies in an elevated open rural position with commanding views and is bordered on the northern boundary by Kingsdown Golf Club and National Trust land to the east. To the west is Kingsdown Road. The land is shown as Grade 3 on the MAFF Land Classification Map and the soil is described as being shallow lime rich over chalk on the LandIS Soilscales website.

The land is fenced and has a galvanised field gate at the southern end. Some boundaries also have hedges. There is a field water trough supplied from a water meter off-site.

Access is from Kingsdown Road (designated as a highway maintainable at public expense). In the village of St Margaret's at Cliffe turn into Kingsdown Road and this leads directly to the land which is less than a mile distant. Kingsdown Road is also designated as a public bridleway and forms part of the Sandwich to Rye Cycle Path. The land cannot currently be accessed with vehicles from Kingsdown (Oldstairs Road).

What3words- ///abode.parkland.examples

For sale as a whole - guide price of £150,000

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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 with vacant possession subject to the arrangements for the water supply to the adjoining National Trust property.

Services

There is a trough situated on the property which is fed from a metered supply about 400m distant for which an easement will be granted. The supply with sub-meter continues on to neighbouring land owned by the National Trust for which easement documentation will be prepared. There are no other services 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.

Designations and Planning

The land falls outside any settlement confines and within the Kent Downs Area of Outstanding Natural Beauty. It is subject to a historic Article 4 Direction (ref Dover DC Land at Townsend Farm, St Margarets at Cliffe Article 4 Direction (No. 2) 1974) which withdraws permitted development rights on this (and other land). A copy of this is available from the agents. Part of the land to the east of the field (known as Barrow Mount) is designated for open access under CRoW legislation.

Sporting and mineral rights

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

Local Authority

Dover District Council, White Cliffs Business Park, Dover CT16 3P - 01304 821199.

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.

Boundaries, Plans, Areas & Disputes

The boundaries on these plans are indicative only and the land will be sold in accordance with the registered title K599858, subject to any minor amendments required. The registered title plan appears to show that part of the adjoining Kingsdown Road lies within the title.

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.

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 Julian Sampson – j.sampson@finns.co.uk 0777 333 2517

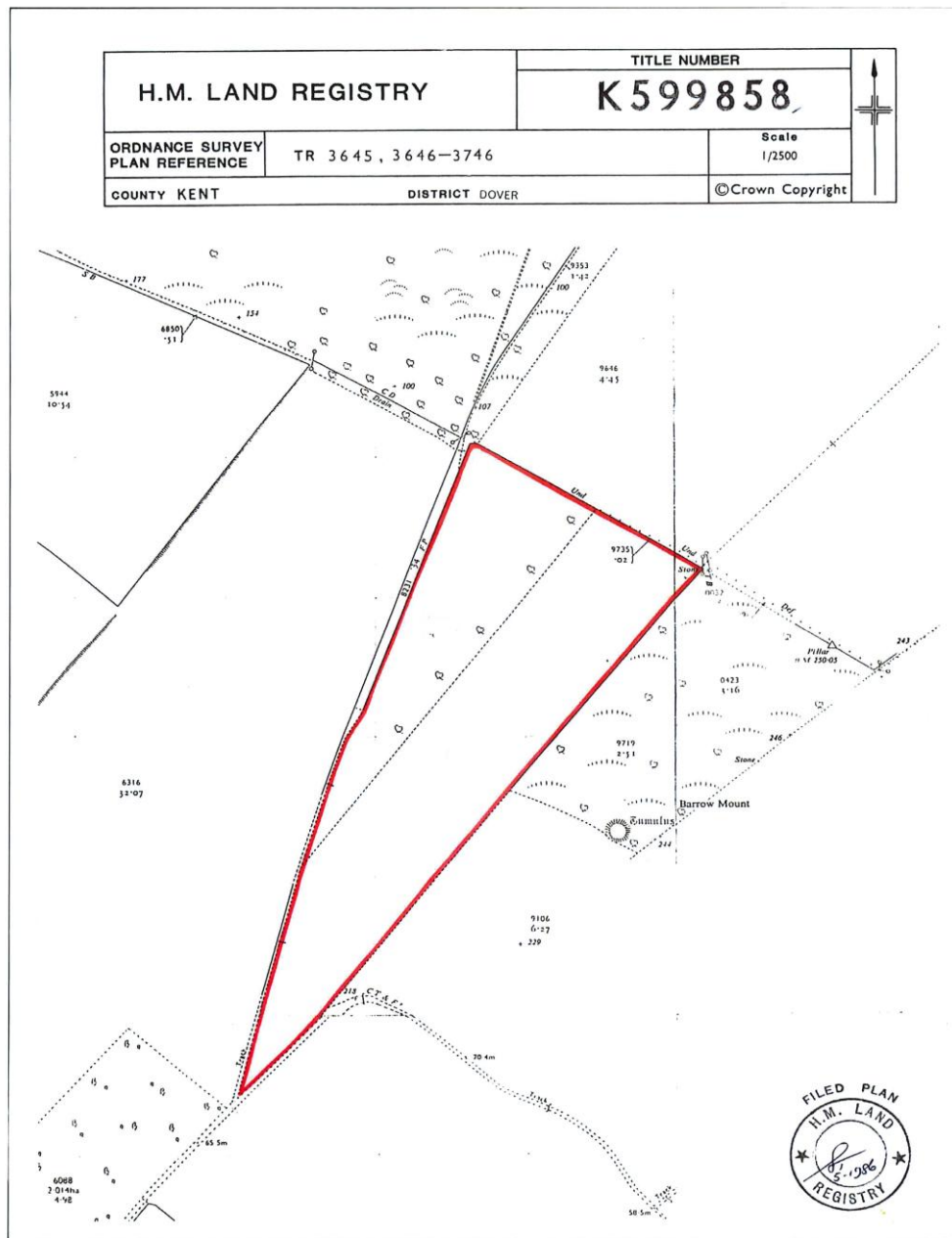
These particulars were produced and photographs taken November 2024.

Finn's St Nicholas at Wade
The Packhouse, Wantsum Way,
St Nicholas At Wade Kent CT7 ONE
Sales: 01843 848230

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

Agent's Note: . 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.



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