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**Lambert
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BURHAM ISLAND
BURHAM, ROCHESTER, KENT ME1 3XZ



EST
1900

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ECCLES 2.5 MILES | PETERS VILLAGE 1.5 MILES | SNODLAND RAILWAY STATION 3.6 MILES

BURHAM ISLAND, BURHAM, ROCHESTER, KENT ME1 3XZ

An island with high wildlife and environmental value fronting the River Medway near Eccles in the Medway Valley, Kent. In all extending to some 24.72 acres (10 hectares)

GUIDE PRICE £75,000 + VAT (FREEHOLD)



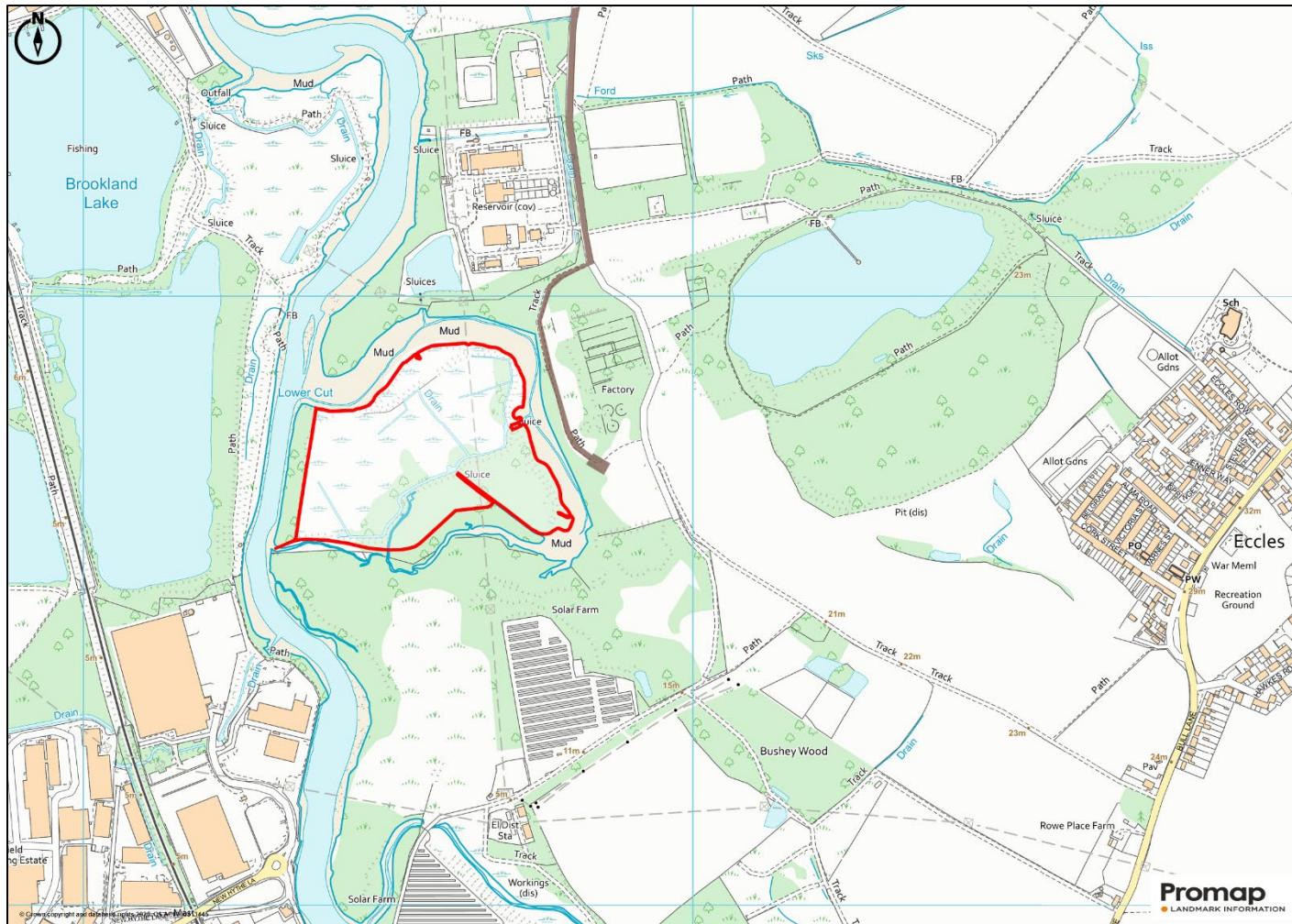
DESCRIPTION

Burham Island extends in all to some 24.72 acres (10 hectares) and comprises an island wetland with high wildlife and environmental value, fronting the River Medway's eastern bank. The island is located approximately 1km to the west of Eccles, and has most recently been used for Wildfowling.

The island is only accessible by boat and viewings are therefore not possible. Details of the access provisions are available on request.

DIRECTIONS

The nearest postcode to the land is ME1 3XZ. From the centre of Peters Village by the Coop, head south for 0.5 miles along Village Road which merges to become New Court Road. Take the left hand turn onto Old Church Road, and continue for 1 mile until you reach the treatment works on the right hand side. Immediately after the treatment works is a barrier, which subsequently leads to a small parking area via a dirt track. Here, you can access the island on foot at low tide only.



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 island is only accessible by boat along the River Medway. Details of the access provisions are available on request. A right of way with provision to park 4 cars will be granted over the adjoining land to the east (shown shaded brown on the sale plan).

VIEWING: Due to the access limitations, viewings of the island are not possible. Please contact Will Jex or Alan Mummary for further details at the **Paddock Wood Office:** 01892 832325 Option 3.

WHAT3WORDS: Using the What3Words app, the centre of the island is located at **///land.file.headliner**.

TENURE: The property is sold freehold. Burham Island is subject to a lease to the Kent Wildfowling and Conservation Association for a period of 6 years from March 2022, however, could be available with vacant possession. Further details are available on request.

SERVICES & UTILITIES: No services are connected

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

FLOOD ZONE: The property is located within Flood Zone 3, an area with a high risk of flooding.

MINERAL 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 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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Paddock Wood, Kent TN12 6DS

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Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
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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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