

Land off Deal Road
Sandwich
CT13 0BU

£60,000 Freehold

Finn's
1 King Street
Sandwich
CT13 9BY
t: 01227 454111
e: sandwich@finns.co.uk
www.finns.co.uk



Well Located Block of Amenity/Grazing Land
Situating close to the town of Sandwich
Adjacent Stream

www.finns.co.uk

01304 612147



A block of amenity/grazing land situated on the outskirts of Sandwich

Description

The land extends to approximately 4.15 acres (1.68 hectares) and has good access onto Deal Road via a hard track. Along the eastern boundary of the land is a small stream.

Method of Sale

The land is offered for sale by private treaty with the right reserved by the vendor to take the property to auction or informal tender at a later date

Wayleaves, Easements & Rights of Way

The property is being sold subject to and with the benefits of all rights including rights of way where the public or private light, support, drainage, water and electricity supplies and any other rights of obligations, easements and quayside easements and restrictive covenants and all existing and proposed wayleaves whether referred to in these particulars or not. There is an overhead electricity line crossing part of the land however, there is no formal agreement in place.

Notes

The land is to be sold in accordance with the registered title (K628022).

The land is to be sold with a Development Uplift Clause in respect of any non-agricultural/amenity development based upon 50% of any uplift in perpetuity.

Viewing

Strictly by appointment with the agents. Telephone 01843 848230 or 01304 612147 or email m.chandler@finns.co.uk. If you are unsure about any details of this property, please speak to Mark Chandler at Finn's who has seen the property, prior to your visit. These particulars were prepared in December 2017.

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. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
1-3 King Street
Sandwich
Kent CT13 9BY
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Brick Barn
Court Road
St Nicholas at Wade
Kent CT7 0PT
01843 848230

