



**LAND FOR SALE ON MINSTER MARSHES, MINSTER, RAMSGATE, KENT CT12 4DD.**

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# LAND ON MINSTER MARSHES

Marsh Farm Road, Minster,  
Ramsgate, Kent CT12 4DD.

Four arable marshes set in a rural location to the south of the village of Minster on the Isle of Thanet in East Kent. About 28 acres (11.3 ha)

Minster - under ½ mile, Ramsgate 6 miles.  
Canterbury 12 miles.

- Arable land set on Minster Marshes
- Considerable Environmental and BNG potential
- Abstraction Licence of 4,546m<sup>3</sup> of summer abstraction for spray irrigation

## Situation and Description

These four linked marshes are set in a level and open position within the Stour Marshes with gated road frontage. Surrounding and bisecting the land are drainage ditches, some designated as maintained watercourses - the Minster Stream to the south and west and the Watchester Lead Dyke to the north and running through the middle. The land has been in arable production for many years. A grass access track runs from the gated entrance on Marsh Farm Road along the southern and western sides. The land is shown as Grade 2 on the MAFF Land Classification Map and the soil is described as loamy and clayey on the LandIS Soilscales website.

Access is from Marsh Farm Road (designated as a highway maintainable at public expense). In the village of Minster proceed towards and over the automated level crossing at the bottom of Station Road and this leads directly to the land which is about ¼ mile distant on the right-hand side.

What3words- ///engine.cooked.hitters

## Method of Sale

For sale by private treaty. The seller reserves the right to take the land to informal tender, formal tender or auction should he so wish

Guide price of £240,000

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## Cropping History

2025	Winter Wheat	2024	Fallow
2023	W Wheat	2022	W Wheat
2021	Maize	2020	W Wheat

## BPS and Environmental Schemes

The land is registered on the Rural Land Register. There are no current Environmental Schemes.

## Outgoings and Drainage Rates

There are no outgoing or assessments on this land other than Drainage Rates payable to the River Stour (Kent) IDB under Assessment ID 44010170.

## Abstraction Licence

The Seller holds an Abstraction Licence for 4,546m<sup>3</sup> annually from the Minster Stream and tributary dykes from 1<sup>st</sup> April - 30<sup>th</sup> September for spray irrigation. Subject to EA approval this is available to purchasers with the freehold or for sale separately. Further details are available from the Agents.

## Tenure

The land will be sold with vacant possession

## Services

There are no services on or connected to the land.

## Designations and Planning

The land falls outside any settlement confines and within the Stour Marshes Landscape Character Area. The land is set within Flood Zones 2 and 3.

## Sporting and mineral rights

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

## Wayleaves, easements and right of way

The property is being sold subject to and with the benefit of any 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.

The grass tracks along the south and to west sides appear to be used as access to and from adjoining marshes but there are no agreements. The Drainage Authorities have access rights for watercourse maintenance and water level control.

## Local Authority

Thanet District Council. Cecil St, Margate CT9 1AY  
Phone: 01843 577000.

## 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.

## Viewing and Health & Safety

At any reasonable time. Given the potential hazards of working machinery and drainage ditches, 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 K359392. They 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.

## Further details from

Julian Sampson at St Nicholas Office -  
[j.sampson@finns.co.uk](mailto:j.sampson@finns.co.uk) 0777 333 2517

These particulars were produced and photographs taken July 2025.

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