



Gladwish Land Sales Ltd.

England's Largest Land Retailer – Helping You Find a Perfect Plot

Cowden – Sevenoaks Kent

The Land at Cowden, Kent

An excellent opportunity to purchase some well located land in Cowden - Kent. The Land is conveniently located in the Sevenoaks District of Kent.

This parcel comprises flat agricultural land with clearly defined boundaries, making it ideal for various uses. We offer a range of plot sizes to cater to diverse needs and preferences, with options ranging from 0.46 acres to 0.82 acres.

To explore the available plots, please refer to this PDF or visit our website for more details.

www.perfectplot.co.uk

Telephone: 01403 262523

Email enquiries@gladwish.com





Key Features of the Land

The two plots can be acquired individually.

There is a gravel track that provides access up to the plots which takes you into the field. The land at Cowden offers plot owners a nice private area away from built up areas.

The area boasts amazing views of the picturesque English Countryside which is rare to find.

Historically, this field was used for grazing and plot owners currently use the land for equestrian activities and investment purposes.

Land Information Cowden, Kent

Viewings

Prospective buyers are warmly invited to visit the land at their convenience. Feel free to explore the available plots on foot and appreciate the area firsthand.

Access

The primary entrance is accessible from Smithers Lane, as you come up to Basing House there is a track and you must keep to the right and head up the pebble farm track and follow the right of way. If you use What Three Words below it will take you to the entrance of the field with the two plots available.

Rights of Way

The land has rights of way access making it easy for all plot owners to navigate and utilise their respective area.

Main Right of Way Entrance What 3 Words: rush.refers.alien

<https://what3words.com/rush.refers.alien>

Plot Plans and Sizes

Each plot has been clearly outlined and will be officially registered into your chosen name/s with Land Registry, upon purchase.

Planning

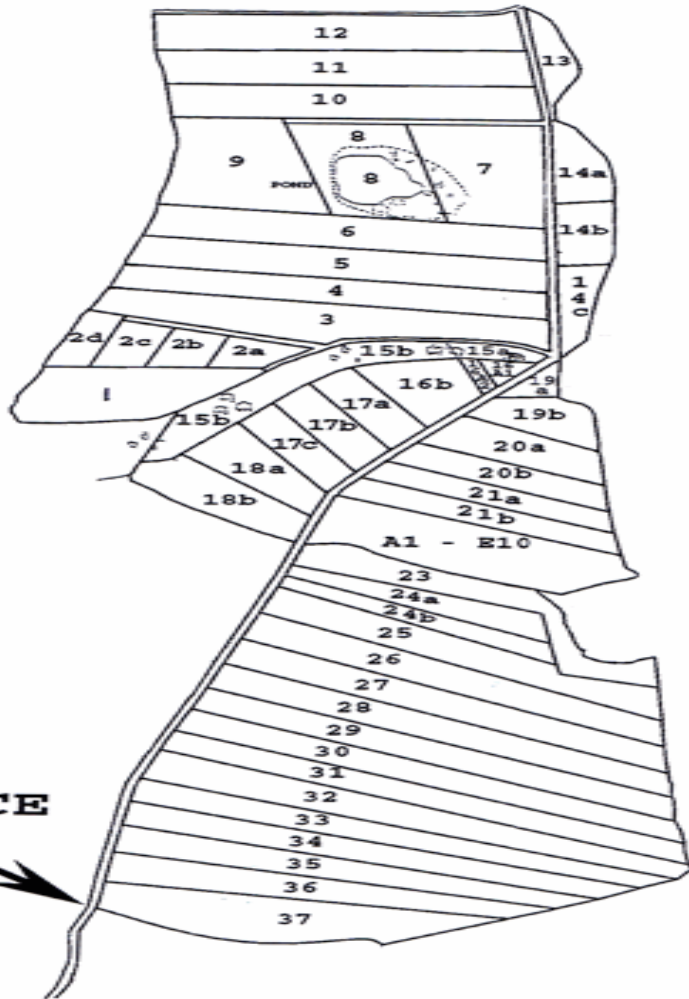
Any necessary permissions should be sought from the local council.



Total Plots	Land	Ownership	Nearest Postcode
3	Agricultural	Freehold	TN8 7LA

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Conveyancing and payment

We handle the conveyancing process; the only extra costs are the verification of a Land Registry ID form and the £20 Land Registry Fee. A 10% deposit is required upfront to reserve your plot, with the remaining balance due within 28 days.

If you choose to use your own solicitor, this can be arranged at your own expense.

Ownership Details

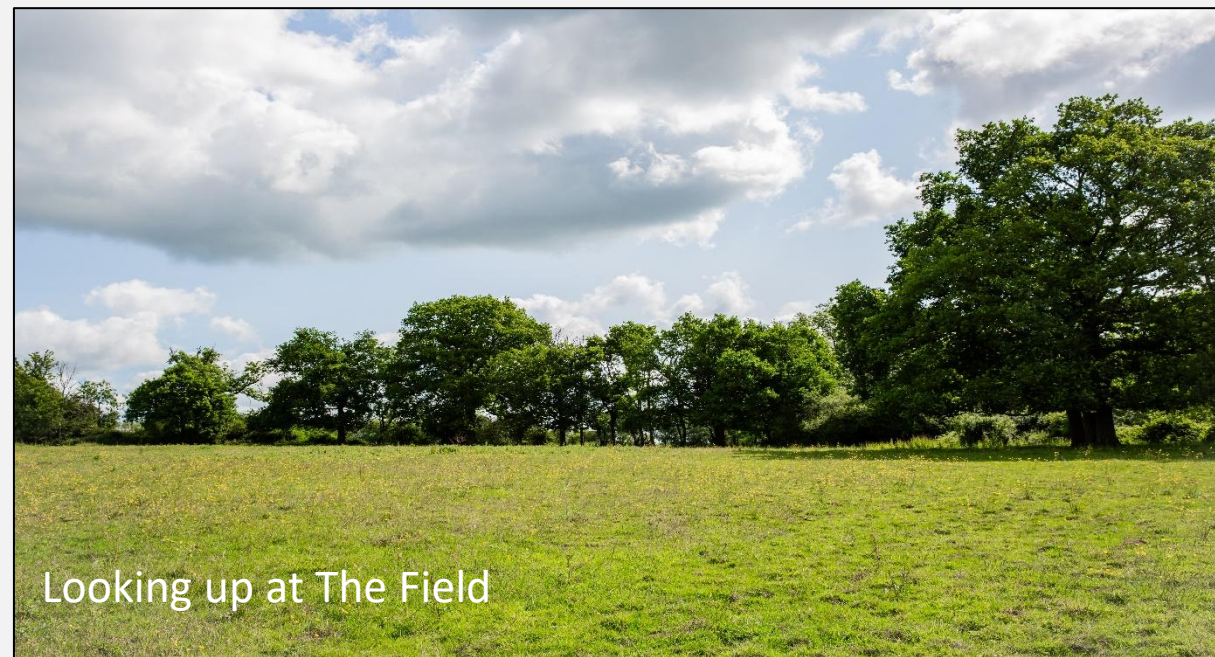
Upon purchase, the land will be transferred to you as a freehold property, with title deeds issued in your name/s by HM Land Registry.

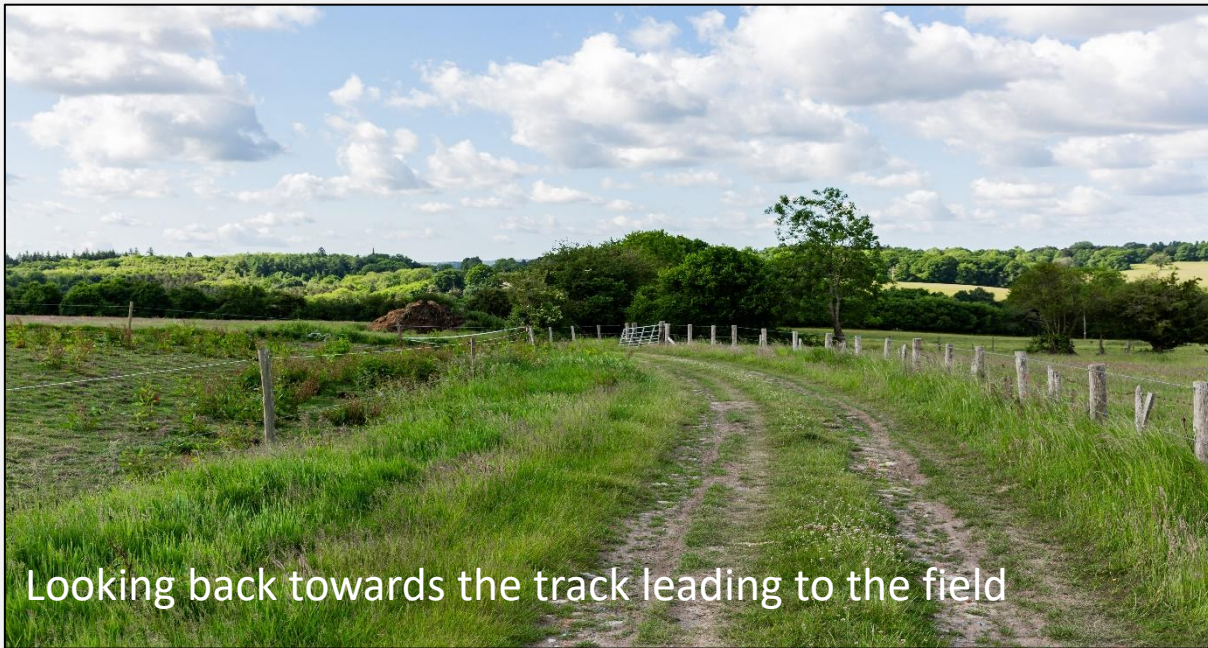
Please ensure any required permissions from the local council are obtained.

Services and Tenure

Please note that there are no services currently connected to the land, so potential buyers should conduct their own research regarding service availability. The land is sold as freehold, offering you complete ownership of the title register, which will be registered through HM Land Registry. The Land Registry will provide a copy of the title register and title plan on completion of your application.

*The information provided in this PDF has been prepared in good faith. For further assistance, please do not hesitate to contact our friendly team in the office. You can view available plots on the next page.

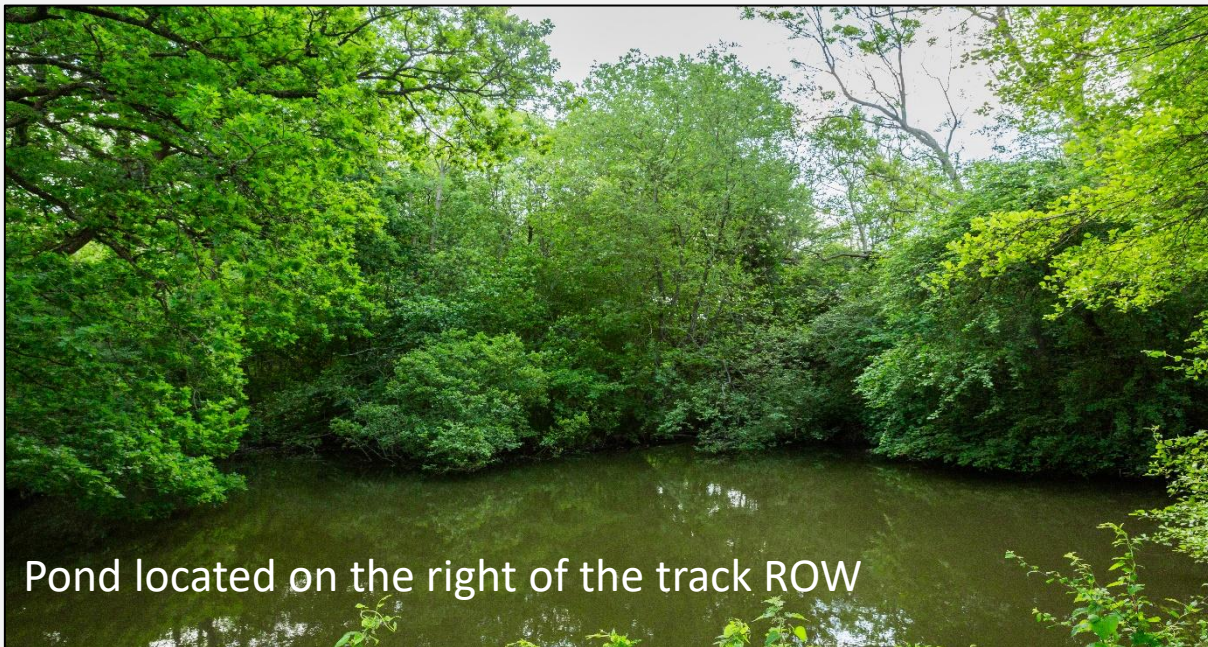




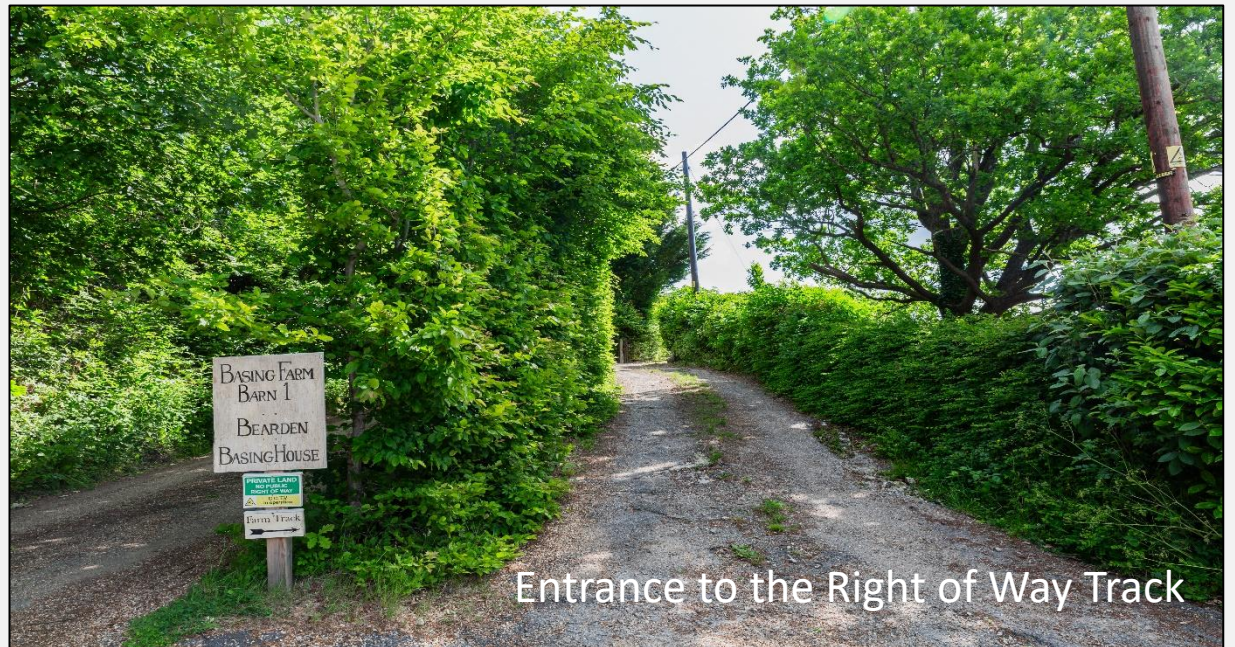
Looking back towards the track leading to the field



Pond which is located 24B



Pond located on the right of the track ROW



Entrance to the Right of Way Track

Plots Available at Old Leake, Boston

Plot Number	Area (Acres)	Area (Sq.m)	Dimensions	Price
18A	0.46	1861	20m x 66m x 34m x 73m	£22,700
21B	0.52	2104	17m x 117m x 17m x 132m	£15,200
35	0.84	3423	21m x 210m x 20m x 188m	£32,500

*The plots available for sale are listed as of the time of print, if a purchase is made it will be updated immediately on our website, which is www.perfectplot.co.uk

Contact us to enquire
enquiries@gladwish.com
Telephone: 01403 262523
Reference: Land at Boston