



BAY TREE HOUSE

HYTHE

For Illustrative Purposes Only

FOR SALE

by Private Treaty

BAY TREE HOUSE, TANNERS HILL, HYTHE

OFFERED WITH DETAILED PLANNING PERMISSION
FOR SIX APARTMENTS

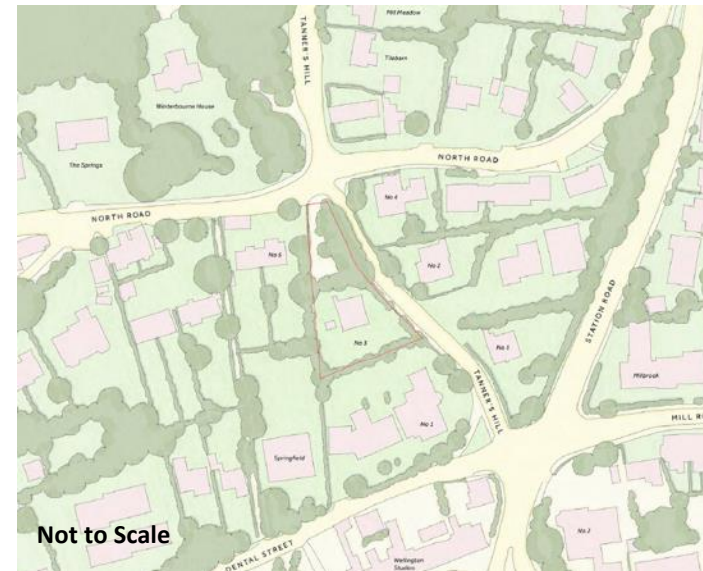
GUIDE PRICE: £1,000,000 – £1,100,000

SUMMARY

Detailed planning permission was granted by Folkestone & Hythe District Council under reference 20/0531/FH on 17th December 2020 for a new development of 6 luxury apartments in the prime residential location of Hythe.

Designed by award winning architects Clague, the scheme makes the most of the elevated position above Hythe, incorporating high ceilings, large glazing and balconies that provide far reaching sea views across the channel towards France.

Bay Tree House complements the style of the local area with traditional architecture incorporating modern materials and detailing. The apartments offer the potential opportunity for luxury living in generously sized high specification accommodation and idyllic views across Hythe Bay.





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THE SITE

The site extends to c. 0.11 ha (c. 0.29 acres) in size and falls from north to south down the gradient of Tanner's Hill.

It currently comprises a large detached property with garage and private gardens. Access is at the northern end of the site onto Tanner's Hill at the crossroads with North Road.

THE SCHEME

The proposed scheme includes the demolition of the existing dwelling and garage and the construction of a three storey block of six apartments with parking and landscaping.

The development will provide six 2 bedroom apartments with the upper floors served by a lift. Each will benefit from one car parking space as well as a cycle store. In addition, there is a visitors car parking space for the residents.

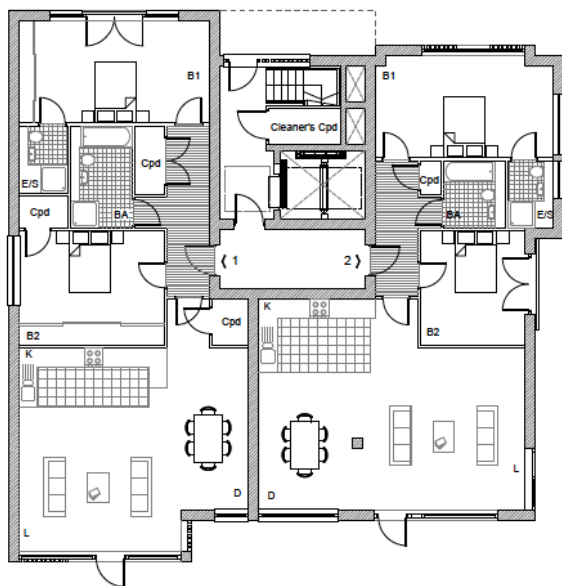
All six apartments are south facing and have been designed to:

- provide spacious and generously sized rooms
- maximise natural light
- provide open plan and social living spaces
- enable inside/outside living

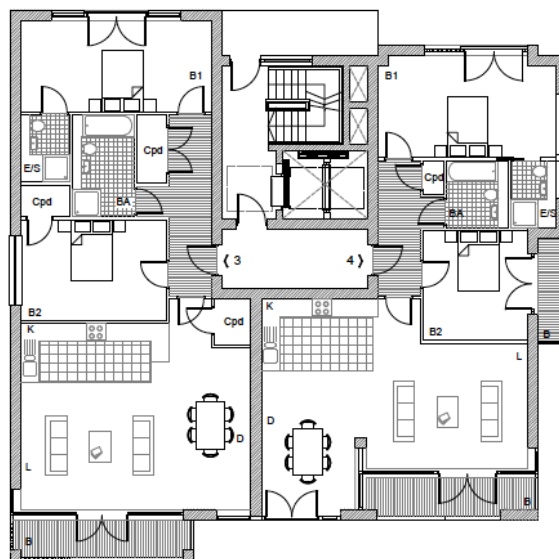
ANTICIPATED GDV

The GDV is anticipated to be c. £3,100,000 – c. £3,200,000. Full details can be provided upon request.

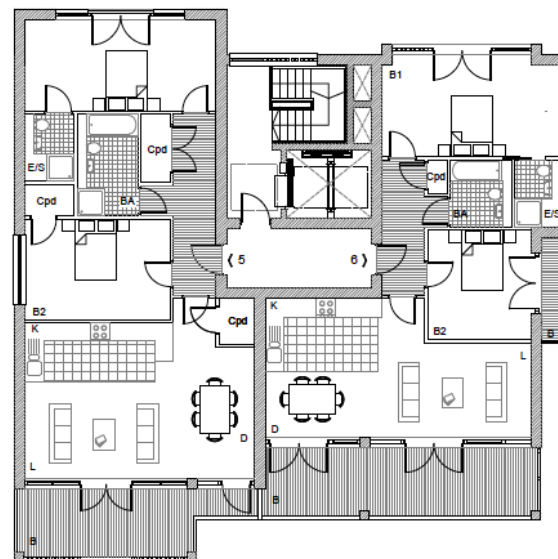
THE APARTMENTS



Ground Floor



First Floor



Second Floor - Penthouses

Unit	Type	Beds	Bathrooms	Features	Internal Floor Area (m2)*	Internal Floor Area (sqft)*
1	Ground Floor Apartment	2	2	Private Garden	116.2	1,250
2	Ground Floor Apartment	2	2	Private Garden	104.3	1,122
3	First Floor Apartment	2	2	Balcony, Partial Sea View	110	1,184
4	First Floor Apartment	2	2	Balcony, Partial Sea View	98	1,054
5	Penthouse Apartment	2	2	Large Walk Out Balcony, Sea View	101.5	1,092
6	Penthouse Apartment	2	2	Large Walk Out Balcony, Sea View	83.8	902
					613.8	6,604

* Internal floor area excludes balconies or gardens spaces. All sizes are provided for indicative purposes only and are subject to verification

FURTHER INFORMATION

Further information is available to download from www.rpclandandnewhomes.co.uk and includes the planning documentation and a full set of plans for the proposed scheme.

TENURE

The site is to be sold on a freehold basis with vacant possession upon completion.

VAT

It is understood that VAT will not be applied to this transaction.

UTILITIES

It is understood that utility connections are readily available either on or adjacent to the site.

However, it is strongly recommended that interested parties make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity of services at the site in order to service the proposed development.

SEWER DIVERSION

A public sewer crosses the southern end of the site and requires onsite diversion to enable the development. A Technical Note in this regard prepared by the engineering firm Considine Ltd is available to download.

COMMUNITY INFRASTRUCTURE LEVY

On the 04/01/21 Folkestone and Hythe calculated the CIL liability as £49,061 at that date.

VIEWING ARRANGEMENTS

It is possible to get a reasonable view of the site from the public highway, but the property is currently occupied and it is requested that no one enters the site without prior arrangement with RPC Land & New Homes.

OFFERS

Unconditional offers are sought for the freehold by way of Private Treaty.

All offers must include the following:

- Your offer.
- Details of any site due diligence that will be required prior to an exchange of contracts.
- Evidence that demonstrates that adequate funds are available to complete the transaction.

As a Regulated Industry under Anti-Money Laundering Regulations RPC Land & New Homes will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued to the preferred bidder.

The vendor is not obligated to accept the highest or any bid made.

AGENTS DETAILS

For further information please contact the agents:

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