

Excellent Self Build or Small Project

This edge of village plot with rural views is offered with the benefit of detailed Planning Permission for an attractive 4 bed detached house with a detached single garage.



Provided for Illustrative Purposes Only

Land Adjacent to The Rectory

Guide Price £250,000-£275,000

Rectory Lane
Lyminge
Folkestone, CT18 8EG

For Sale

Location

Lyminge is a village within a wider Area of Outstanding Natural Beauty located approximately 3 miles north of the Channel Tunnel and 5 miles north of the town of Hythe.

There are a range of local services available in the village that currently include a post office, library, bakery, various take away food outlets as well as the Lyminge Church of England Primary School, which was rated 'Good' at its last Ofsted inspection. A wider range of shops and services, including a Waitrose supermarket, can be found in Hythe.

Folkestone West station is around 6 miles to the south east and provides regular High Speed rail services to London St Pancras with a journey time of around an hour.

Site Description

The site is located at the end of Rectory Lane beyond The Rectory. It extends c. 0.7 ha (c. 0.18 acres) and is formed from garden land associated with The Rectory. The site is regular in shape and generally level.

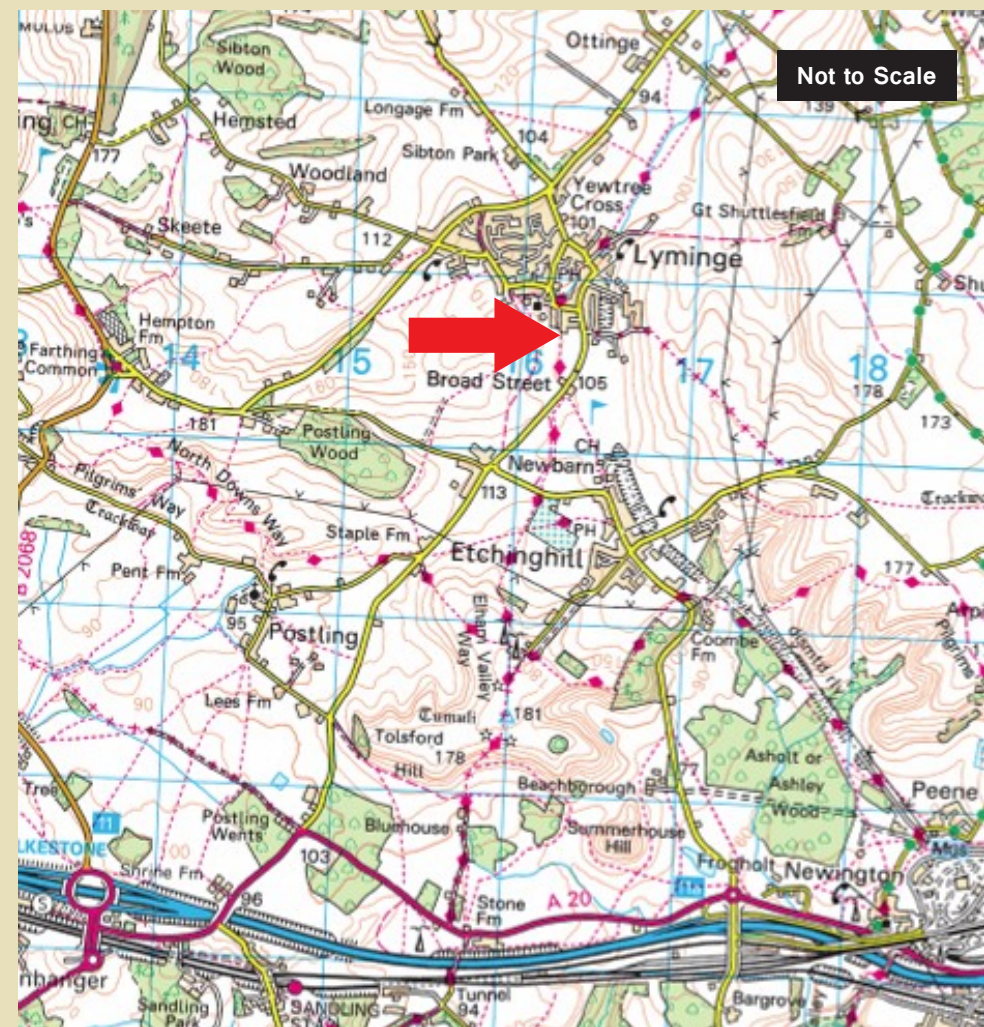
There are a number of mature trees and shrubs at the site, the majority of which are to be retained. In addition, there are a number of outbuildings and a garage on the site that will require prior demolition. The site shares an access to Rectory Lane with The Rectory.

The site overlooks arable fields to the east, west and south with the northern boundary shared with The Rectory where it is proposed a new 1.8 m close board fence is to be erected.

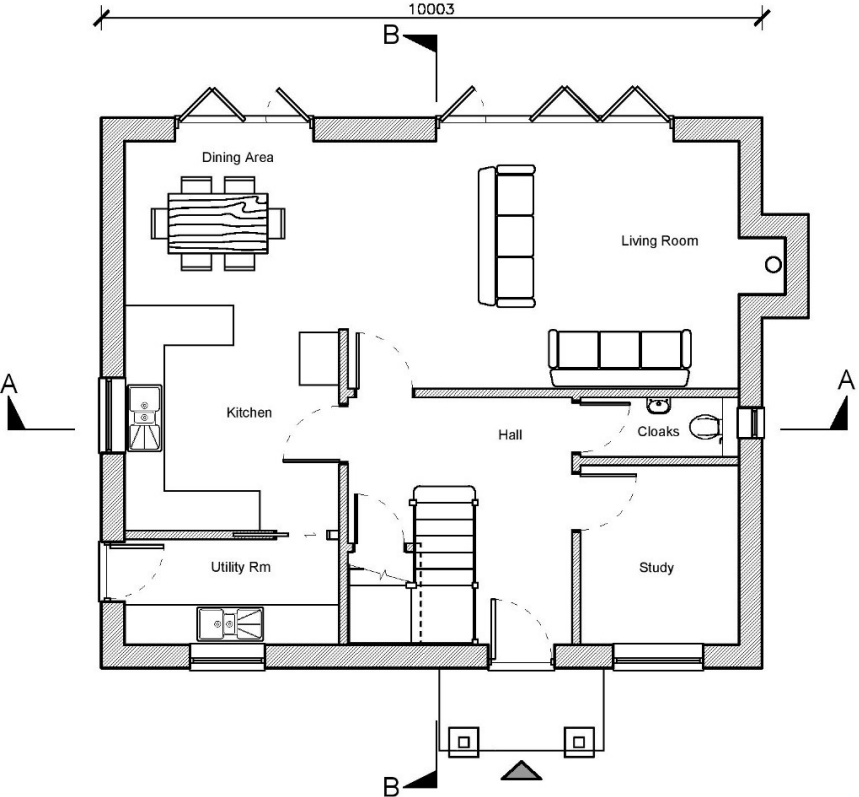
Planning and the Proposed Scheme

Detailed Planning Permission was granted by Folkestone & Hythe District Council on 28th April 2021 under application no. 20/0684/FH for the erection of a detached dwelling and two single garages. One of the proposed garages is located adjacent to The Rectory to the north and is intended to replace the existing single garage that will be demolished to make way for the proposed development. The vendor will be wholly responsible for the construction of this garage.

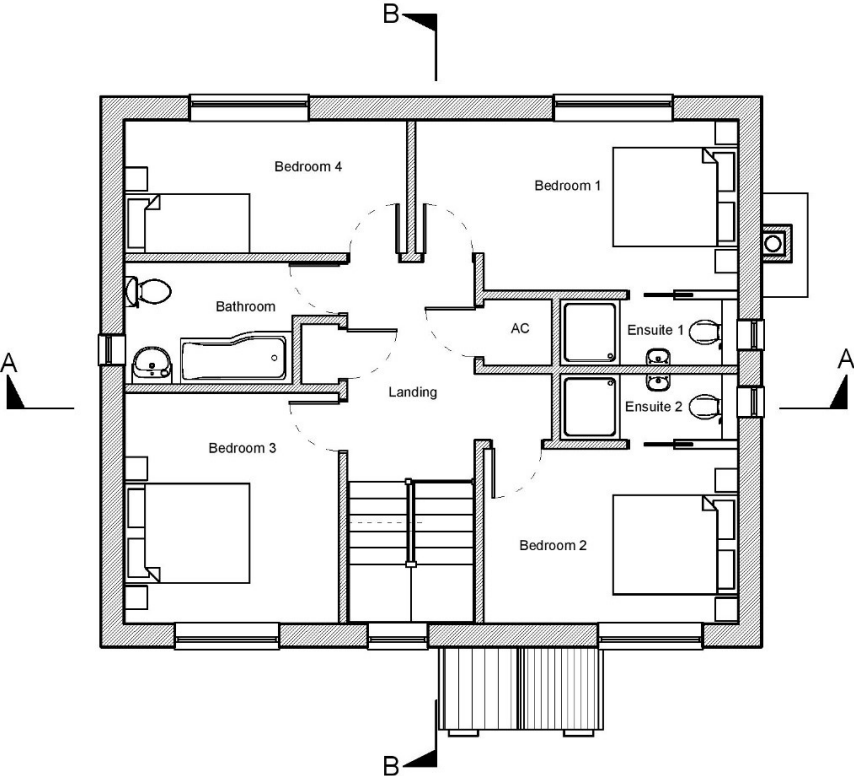
The proposed unit is a two storey 4 bed detached house. The plans show a ground floor with large open hallway leading to a study, cloakroom, lounge with fireplace and kitchen/dining area. A utility room with a back door is located off the kitchen and the plans show French doors from the dining area and bi-fold doors from the lounge area out to the large rear garden. The first floor comprises a large landing leading to 4 no. bedrooms and a family bathroom. Bedrooms 1 & 2 benefit from en-suite facilities.



Proposed Floorplans and Elevations



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Further Information

Copies of the planning documents and proposed plans and elevations as well as other reports are available to download from our website at www.rpclangandnewhomes.co.uk.

Purchasers Obligations

The purchaser will be responsible for the following:

- The erection of the new 1.8 m close board fence between the site and The Rectory. A reasonable timescale for it's erection after completion will be agreed.
- The demolition of all the sheds, out buildings and the single garage on the development site as well as the removal of all the debris. Again a reasonable timescale for this work to be undertaken after completion will be agreed.

Tenure

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

Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service and drain the proposed development.

VAT

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

Viewing Arrangements

The site is currently private garden land associated with The Rectory. It is requested that you do not make an unaccompanied visit to the site. All viewings must be accompanied by the agent. If you would like to view the site please contact Graeme Dowd on 01634 835900 or 07904 372142 to make the necessary arrangements .

Offers

Unconditional offers are invited, subject only to contract.

The closing date for offers is 12 noon on Friday 8th October 2021

All offers should be accompanied with evidence of funding, your anticipated timescale from agreement to an exchange of contracts and details of any on-site due diligence that you intend to undertake prior to an exchange of contracts.

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.

The vendor's are not obligated to accept the highest or any bid made.

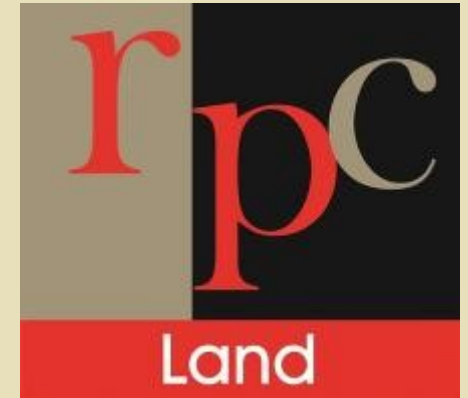
Agents Details

For further information please contact the agents:

Graeme Dowd

RPC Land & New Homes	Tel:	01634 835900
155 High Street	Mob:	07904 372142
Rochester	Email:	g.dowd@rpcland.co.uk
Kent, ME1 1EL		

www.rpclandandnewhomes.co.uk



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