

# EXCELLENT SINGLE PLOT ~ WITH DETAILED CONSENT

Located in the heart of the small village of Worth the site benefits from Detailed Planning Permission for a 4 bed detached house with detached garage/carport with self-contained office above.



For Illustrative Purposes Only



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Land to the rear of Solley Farm House

Guide Price £250,000 - £300,000

Jubilee Road  
Worth  
Sandwich  
CT14 0DG

**For Sale**



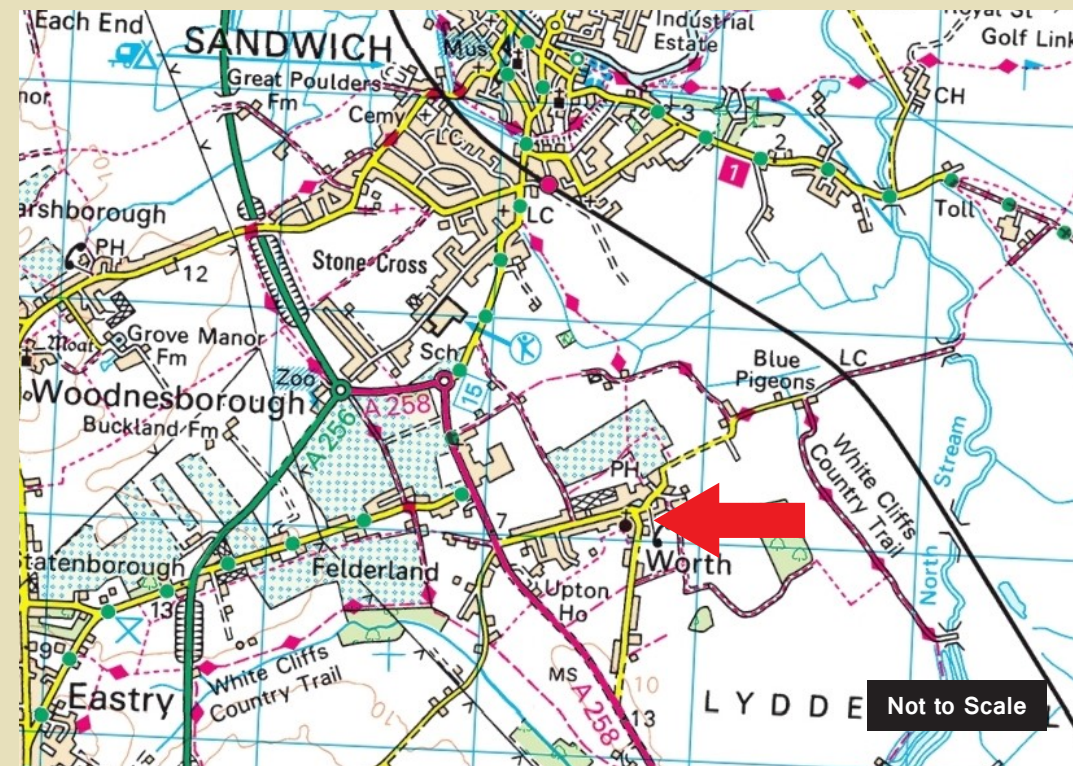
## Location

The site is located within a charming conservation area in the heart of the village of Worth, which lies approximately 1 mile south of the town of Sandwich and around 4 miles north of the town of Deal.

Worth is a small village centred around an attractive duck pond. There are two pub/restaurants in the village as well as the St Peter & St Paul Church, parts of which date from the 12<sup>th</sup> century. Worth Primary School is in the centre of the village and was rated 'Good' in its most recent OFSTED inspection.

The towns of Sandwich and Deal offer a range of local amenities and there are a wider range of national retailers and restaurants at the Westwood Cross Shopping Centre in Broadstairs, which is around 10 miles to the north.

Sandwich railway station offers regular rail services to London St Pancras with a change at Ashford International. The journey time is around 1 hr 30 mins.



## Site Description

The site is part of the former vegetable garden to the rear of the 18<sup>th</sup> Century Solley Farm House and extends to approximately c. 0.07 ha (0.18 acres) in size. The exact dimensions and area will need formal on-site measurement in due course. The site is broadly regular in shape and relatively level.

The proposed access to the plot is via an existing rear gate on Jubilee Road. It is the intention that this access will be shared with Solley Farm House with a new gravel driveway beyond to serve the new dwelling.

## Planning and Proposed Accommodation

Full Planning Permission was granted by Dover District Council on the 30<sup>th</sup> June 2017 under planning reference DOV/17/00483.

The proposed dwelling is an attractive 'L' shaped 1.5 storey detached house. The ground floor comprises a large hallway, cloakroom, a separate lounge with fireplace and large open plan kitchen/dining/family room with a separate utility room. Both the lounge and dining area have French doors out on to a large terrace. The floor plans for the first floor show a large landing with 4 no. bedrooms, 2 of which have en-suite bathrooms, as well as a good sized family bathroom. Adjacent to the house is a detached garage and car port with a self-contained home office above accessed by an external staircase.

Externally to the rear is a private garden and to the front is a gravel driveway with parking for several cars. The elevations show the house half tile hung above traditional brick under a clay tile roof and the garage is shown to be clad in black weatherboard under a clay tile roof.

## 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](http://www.rpclangandnewhomes.co.uk).

## Tenure

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

The shared part of the driveway will be retained by the vendor with full transferable rights to cross and re-cross both for movement and services in perpetuity provided to the plot.

## 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 the proposed development.

Low voltage local distribution power cables cross the site. An alternative route for these cables has been agreed and UK Power Networks have scheduled these works to be completed in Q1 2019 at their cost.

## VAT

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

## Viewing Arrangements

It is difficult to get a good impression of the site from the roadside due to the mature nature of the existing boundary hedgerows. Should you wish to inspect the site, prior arrangement will need to be made through the agent. All viewings are undertaken at your own risk.

## Offers

Offers are invited for the freehold interest subject only to contract.

All offers must be made in writing or by email and accompanied with evidence of funding and details of any on-site due diligence that will be required prior to an exchange of contracts.

In order to comply with Money Laundering Legislation RPC Land & New Homes is required to verify the identity of the purchasers in any transaction. We will complete this before Heads of Terms are issued with the successful bidder.

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

## Agents Details

For further information please contact the agents:

### **Graeme Dowd**

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