



Build Plot - Permission
Granted! St. Leonards
Road, Hythe,
CT21 6HW

£190,000 - ONO

A FANTASTIC DEVELOPMENT
opportunity with **PLANNING**
PERMISSION for A 3 Bedroom
Detached HOUSE in Hythe...
OFFERS INVITED!

The proposed dwelling will be
single storey 1.330 sq ft (123 sq
m). As per the current plans the
layout has a downstairs
bedroom/study, WC and then a
Open Plan Kitchen Family
Room.

On the first floor you will find
two double bedrooms along
with family bathroom and
master en-suite to master
bedroom.



The site is offered for sale with the benefit of the vendors recently Approved planning application: Detached new dwelling 23/2036/FH. Full Planning Documents can be found on Folkestone & Hythe Planning Website or contacting us.

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services. The current access is from Wakefield Way. The site is flat with a garage and some existing trees that would required to be removed.

The site is to be sold Freehold with vacant possession on Completion. The property is registered under part Land Registry Title Numbers K269253 & K554283. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request.

All offers must be submitted in writing to Hunters Land & New Homes, via Hythe Branch, or Matthew McGrath.

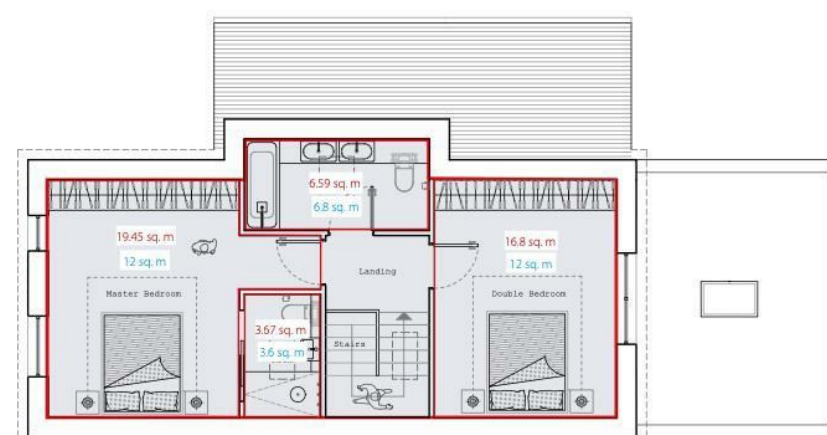
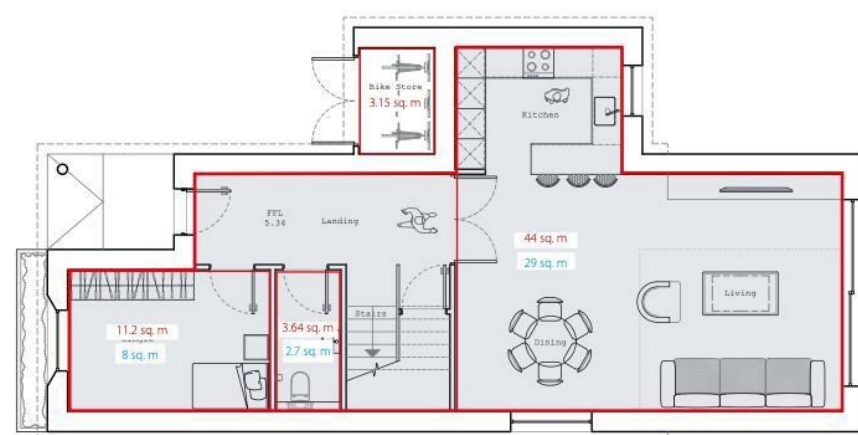
The freehold site is offered to the market with unconditional offers invited.

All offers must include:

- 1. Offer price for the property.**
- 2. Details of further due diligence required prior to exchange of contracts.**
- 3. Confirmation of funds.**

*Buyers note ** Buyer would need to put 6ft close boarding fencing up after completion.*

Situated in an enviable location and set between the town centre and the seafront. The town centre offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. Primary schooling is located just off Hythe's Green with secondary schooling being available in nearby Saltwood and both boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from Folkestone West approximately ten minutes by car giving access to St Pancras London in just over fifty minutes. The historic Royal Military Canal runs through the centre of the town offering pleasant walks and recreational facilities as does Hythe's unspoilt promenade.



Ground Floor Plan
Gross internal floor area of **75.23 sqm**

First Floor Plan
Gross internal floor area of **51.39 sqm**

Key
 Proposed (GIA)
 Space Standards (GIA)

Total GIA
123.63

- **** PLANNING PERMISSION GRANTED ****
- Exciting opportunity to build a 3 Bedroom Detached Home
- Situated within Walking Distance to Hythe Seafront & Town Centre
- Freehold site sale - Sellers are open to sensible offers
- Off road parking supplied within planning design
- Detached new dwelling 23/2036/FH - Design by award winning architect!
- Land Registry Title Numbers K269253 & K554283
- Situated within a quiet, popular area of Hythe
- Call to arrange a site visit now on 01303 261557
- The proposed dwelling will be single storey 1.330 sq ft (123 sq m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.