



49 High Street, Hythe, Kent CT21 5AD



**LAND TO REAR OF 76-78
ST LEONARDS ROAD, HYTHE**

£165,000 Freehold

An exciting opportunity to acquire a plot of land being sold with the benefit of detailed planning approval (reference 23/2036FH - full details can be viewed at www.folkestone-hythe.gov.uk) for the erection of a three bedroom, two storey detached house designed by award winning architects, Guy Holloway Studio.



Land To Rear of 76-78 St Leonards Road, Hythe CT21 6HW

BUILDING PLOT WITH PLANNING CONSENT FOR THE ERECTION OF A THREE BEDROOM DETACHED DWELLING

DESCRIPTION An exciting opportunity to acquire a plot of land being sold with the benefit of detailed planning consent for the erection of a detached dwelling which is situated in a sought after location, moments from the beach and within a short walk of the town centre.

The site frontage of some 35 feet to Wakefield Way and a maximum overall depth of approximately 142 feet. It is being sold with the benefit of full detailed planning permission for a stunning 3 bedroom detached home which has been thoughtfully designed by award winning architects, Guy Holloway Studios. The site is relatively level, is dotted with some trees which would need to be cleared prior to commencement of the build and the purchasers would be responsible for the erection of a 6 ft close boarded fence upon completion.

The approved plans detail a property which has been designed to enhance the immediate vicinity and which will provide accommodation designed to compliment a modern lifestyle with a welcoming entrance hall leading to a generous open plan kitchen/dining/living space with expansive glazing flooding the space with light and uniting it with the garden. There is also a ground floor bedroom/study and cloakroom. On the first floor there are two double bedrooms (one with an en-suite shower room) and a bathroom. Outside there is parking, a bike store and a private garden.

For full plans, drawings and correspondence please follow the link below to the planning portal for Folkestone & Hythe District Council.

https://folkestonehythedc.my.site.com/PR3/s/planning-application/a1n2o000002QHq5AAG/232036fh?c_r=Arcus_BE_Public_Register

LOCATION Wakefield Way is a popular position, accessed via Cinque Ports Avenue from St Leonards Road, being very close to the prestigious Fisherman s Beach development and moments from the unspoilt seafront of this ancient Cinque Ports Town, with its long stretches of shingle beaches. The house is also on a level approach to the Royal Military Canal and to the nearby bustling High Street which enjoys a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as other water sports facilities. The town is also well catered for with well regarded primary and secondary schools together with boys and girls grammars in Folkestone. The larger town of Folkestone is less than 5 miles and the Cathedral City of Canterbury is approximately 17 miles distant.

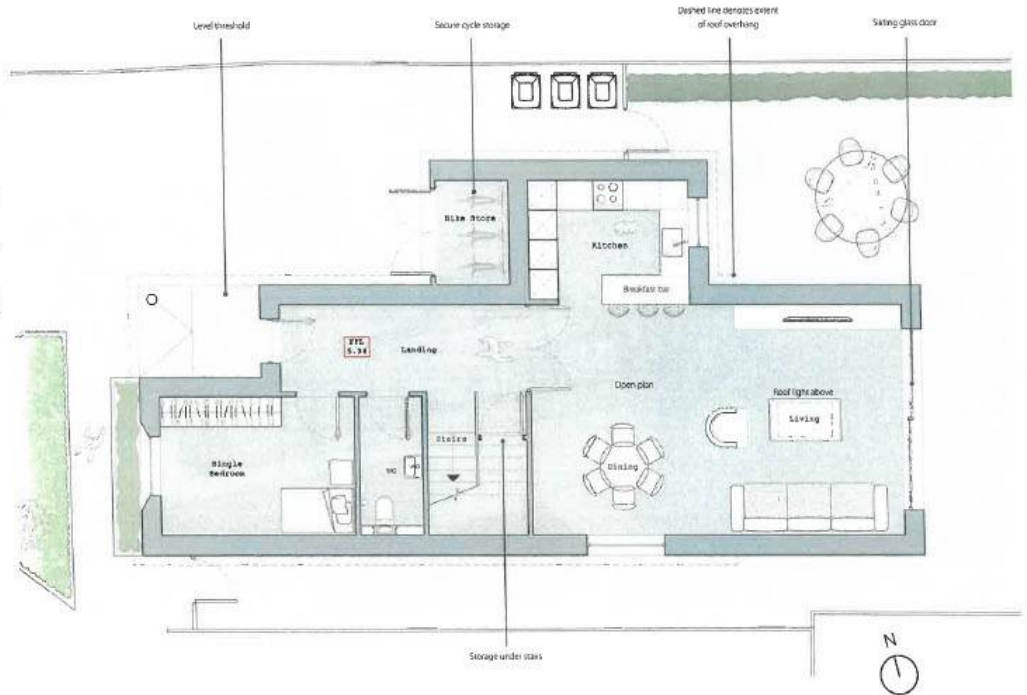
The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)

PROPOSED LAYOUT

GROUND FLOOR PLAN

Key features of the proposed ground floor layout:

- Level threshold entrance undercover, supported by column.
- Visual connection provided from the kitchen, living and dining space onto the patio.
- Feature angled window reveal on front elevation.
- All but one window are situated on the front and rear elevation to reduce overlooking onto neighbours.
- Reduced depth of building from the refused scheme to avoid overshadowing on neighbouring gardens.
- Status of the unregistered land can remain untouched, however has potential to introduce planting to enhance setting.
- A flexible single bedroom/ study.



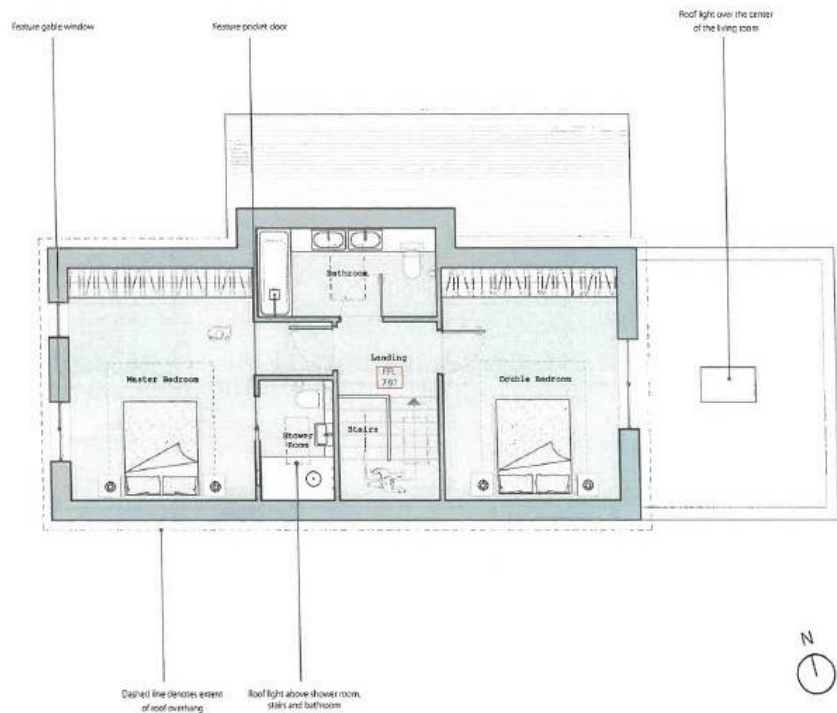
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PROPOSED LAYOUT

FIRST FLOOR PLAN

Key features of the proposed ground floor layout:

- First floor depth reduced from ground floor to remove overshadowing.
- High level roof light on north facing elevation for bathroom ventilation. Only window located on the north facing elevation to prevent overlooking on property no. 60.
- A further two high level roof lights above shower room, stairs to prevent overlooking on neighbours.
- Generous storage provided in each bedroom.



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PROPOSED SITE PLAN

ACCESS



Proposed Site Plan

- Key**
- Footpath access
 - Road access
 - Main entrance
 - Access into garden