

# Land Lower Norton Lane Teynham

LAND TO THE NORTH OF ROSE DALE  
LOWER NORTON ROAD TEYNHAM KENT ME9 9LB



GUIDE PRICE £350,000



## Rare Freehold Parcel of Land with Planning Consent for Holiday Lets

- ✓ **AMAZING VALUE** - some of the cheapest development land in England
- ✓ **Rare and Exciting Development Opportunity**
- ✓ **Planning consent GRANTED** for the erection of two buildings consisting of 5 Holiday Lets with Associated garage and 5 Bay Carport, Landscaping, new access and Turning area.
- ✓ **Planning for: 2 bed single story homes x3 & 3 bed x2 Single story homes**
- ✓ **Works out to £90,000 per acre**
- ✓ **£70,000 per home**
- ✓ **3.9 Acres 1.58 Ha**

### Inquiries

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## Location

The site is located approx. 200m along Lower Norton Lane which lies to the north of the A2 and east of Teynham. The site lies within the defined countryside and is a lane rural in character with residential properties either side of the site.

The site is surrounded by established vegetation on its boundaries and slopes gradually from west to east, noticeable on site.

Access to the site is via an established field entrance on Lower Norton Lane. Bridle path ZR252 lies to the west/rear of the site.

## Description

An attractive freehold parcel of land approx 1.58Hectares ( 3.9 acres) that is currently used as grazing land, it is free from any structures and has strong boundaries to the site in the form of thick hedgerows and tree planting.

Planning consent has been granted for the erection of two buildings consisting of 5 single storey holiday let properties arranged as a terrace of three, with two two-bedroom holiday lets and one three-bedroom property and two semi-detached holiday lets, one with two and one with three bedrooms. Each has an open plan kitchen/dining/lounge area and bathroom/en-suites.

Additionally, there will be associated garage and storage space in the form of a 5-bay carport with EV car charging points and finally detailed landscaping proposals for the site. Interested parties are Strongly recommended to refer to all documents relating to planning reference 21/501944/FULL ON THE Swale Borough Council planning portal.

The planning consultant may also be contacted for further information regarding the planning consent granted.

Guy Osborn 01622 739006

[www.countryhousehomes.co.uk](http://www.countryhousehomes.co.uk)

## Price

We are instructed to seek offers on an unconditional basis in the region of £350,000 for the Freehold with planning consent subject to contract only.

In accordance with money Laundering Regulations we are now required to obtain proof of identification from purchasers.

Proof of cleared funds will also be required in the normal way.

## Legal Costs

Each party to pay their own reasonable legal and professional costs.

## VAT

We understand that the site is not elected for VAT.

## Local Authority

Swale Borough Council

## Viewings

All viewings are strictly by appointment through sole agents Azure Property Consultants Ltd.

The site is visible from the road.

For further information please contact:

Azure Property Consultants Ltd

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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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