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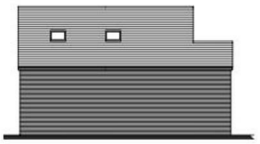
Shoreham Lane, St. Michaels, Tenterden | Asking Price £150,000  
Call us today on 0330 120 0750



PROPOSED SIDE NORTH EAST FACING ELEVATION  
Scale - 1:100



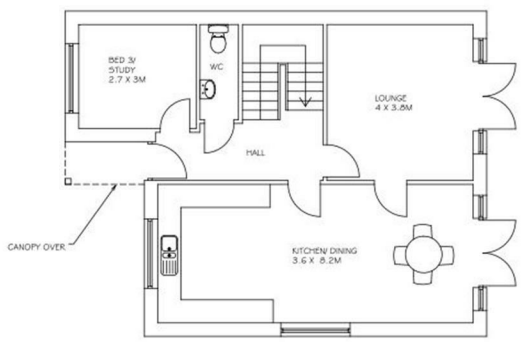
PROPOSED REAR SOUTH WEST FACING ELEVATION  
Scale - 1:100



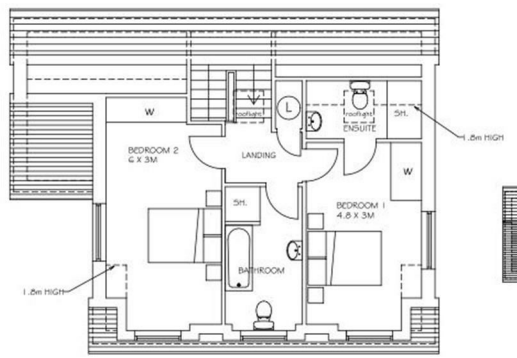
PROPOSED REAR SOUTH WEST FACING ELEVATION  
Scale - 1:100



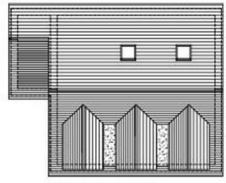
PROPOSED REAR SOUTH WEST FACING ELEVATION  
Scale - 1:100



PROPOSED GROUND FLOOR  
1:50



PROPOSED FIRST FLOOR  
1:50



PROPOSED ROOF PLAN  
1:50



# A single plot with planning granted for a 3 bedroom detached property with parking.

## DESCRIPTION

Situated in the charming area of St Michaels, Tenterden, this exceptional build plot offers a unique opportunity to create a bespoke family home in a desirable suburban setting. The site benefits from easy access to local amenities, excellent schools, and convenient transportation links.

## PLANNING PERMISSION PA/2022/2749

Full planning permission has been granted, allowing for a streamlined build process.

PA/2022/2749: Proposed detached chalet style bungalow with parking, revised scheme from application 19/00246/AS

## SERVICES

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

## ACCESS

There is currently access to the build plot via access track which leads to existing properties.

Title plans are available on request and would recommend completing due-diligence prior to offering.

## TENURE

The site is to be sold Freehold with vacant possession on Completion.

## METHOD OF SALE

All offers must be submitted in writing.

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.

## LOCATION

This build plot is ideally situated for a range of schools including St Michaels Primary School, Tenterden Infants and Junior Schools, and Homewood Secondary School, with bus services to the nearby grammar schools in Ashford.

The property is within easy access two popular golf courses, Tenterden Golf Course and London Beech Golf Club with salt water spa. Mainline train services to London can be accessed from Headcorn or Ashford International and the high-speed service to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

## AGENTS NOTES

Buyer would need to put 6ft close boarded fencing up after completion.

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