Land adjacent to 6 Seaville Drive, Herne Bay, Kent, CT6 6QU
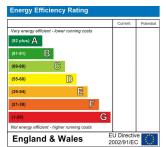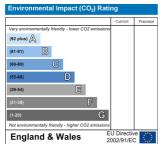
.....Great location in the Heart of Beltinge Village but just nestling on the border of Hillborough , future land investment for development opportunity ,currently occupying the corner of Pine Walk and Seaville Drive and has a pond on site ... No planning permission available at present but it has been suggested that there could be scope for 2 dwellings subject to council approval . Pre- planning history dates back to 2017 and on record 08/10/2018 there is an application no . 18/00339 lodged with Canterbury City Council . The pond is approx 1.8m at deepest point . There is an Overidge clause set by The Crown Estates of a payment of 30% due on the uplifting of the value of the land payable only upon completion of the site dwelling (s) . OFFERS IN THE REGION OF £250,000 FREEHOLD

Offers In The Region Of £250,000 Freehold

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 (CO₂) Rating

		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			

England & Wales — EU Directive 2002/91/EC

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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