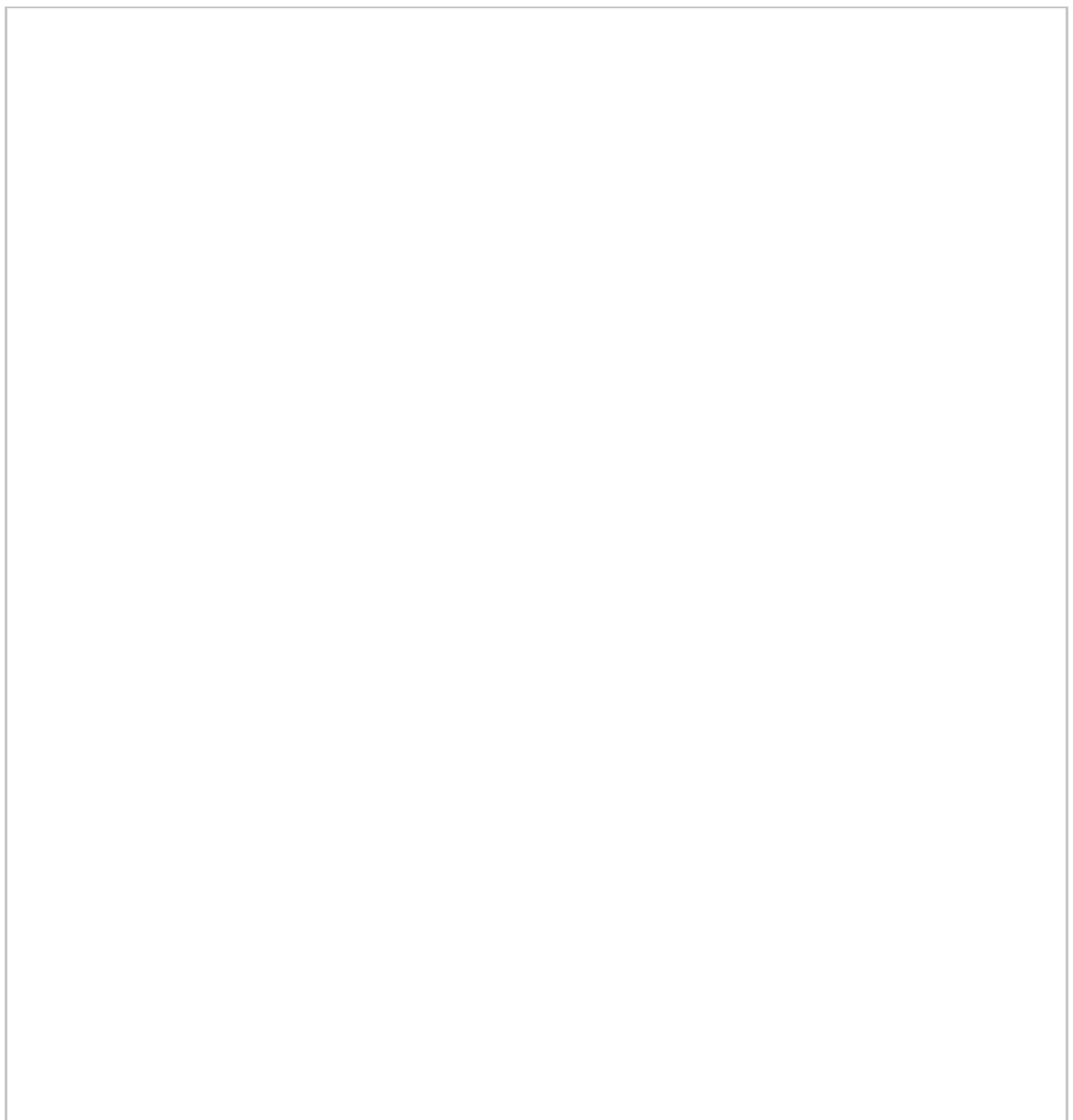


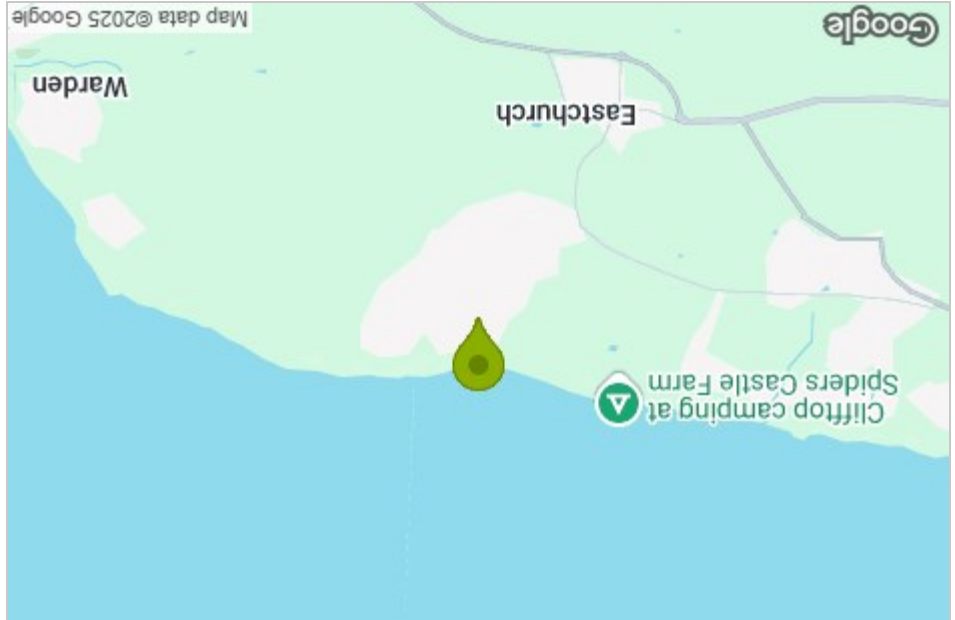
**Petemel**  
 Elmley, Sheerness, ME12 3RN  
**Guide price £230,000**



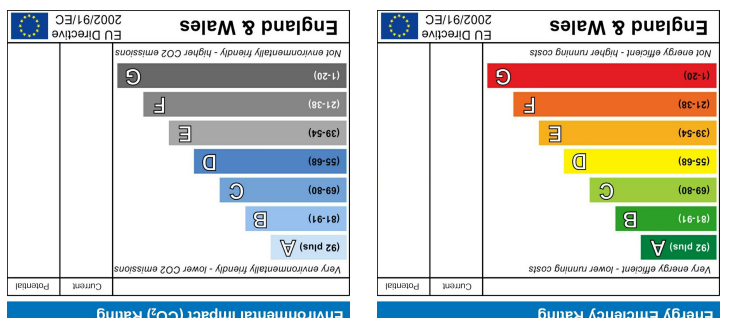
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



- Approx. 1/3 Acre Of Freehold Land
- Secluded Sea View Location In Elmley Isle Of Sheppey
- Guide £300,000 To £320,000
- All Planning Permission Subject To Swale Borough Council Approval And Statutory Authorities
- Viewings Strictly Via James Perry
- No Planning Permission In Place

## Description

GUIDE £240000

Approx. 1/3 Acre Land

Location - The site is located in Elmley on the Isle Of Sheppey.

Viewing Arrangements - If an inspection of the site is required then prior arrangement will need to be made through us the agent.

Further Information - No information available

Tenure - The site is to be sold on a freehold basis and does not have any planning permission in place.

Services - Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity at the site in order to service any proposed development.

Offers - Offers are sought by way of Private Treaty.

Only offers in writing will be considered and all offers MUST include details of any site due diligence that will be required prior to an exchange of contracts. All offers must include evidence to demonstrate that funds are available to complete the transaction.

As a Regulated Industry under Anti-Money Laundering Regulations James Perry Estate Agents will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued to the preferred bidder.

The vendor is not obligated to accept the highest or any bid made.

All applicants must satisfy their own due diligence based on their findings through their own site inspection.

James Perry do not provide advice on planning.

Elmley, Sheerness, ME12 3RN

