

Petemel
Elmley, Sheerness, ME12 3RN
Guide price £220,000



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Floor Plan

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

England & Wales
2002/91/EC
EU Directive

Not energy efficient - higher running costs

Very energy efficient - lower running costs

Current Potential

(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A

Environmental Impact (CO₂) Rating

England & Wales
2002/91/EC
EU Directive

Not environmentally friendly - higher CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Current Potential

(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A

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.

James Perry
3 Broadway, Sheerness, Kent, ME12 1AB
Tel: 01795 666 666 Email: sales@james-perry.co.uk www.james-perry.co.uk

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.



- Option A Approx. 1/3 Acre Of Freehold Land £220,000
- POA :Option B Approx. 1/3 Acre Of Freehold Land plus 3 Homes
- Secluded Sea View Location In Elmley Isle Of Sheppey
- All Planning Permission Subject To Swale Borough Council Approval And Statutory Authorities
- Viewings Strictly Via James Perry
- No Planning Permission In Place
- £2000 PCM Rent

Description

GUIDE £220,000
FOR 1/3 Acre Land

POA
FOR 1/3 Acre Land Plus 3 Homes With £2000 per month rent

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.

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