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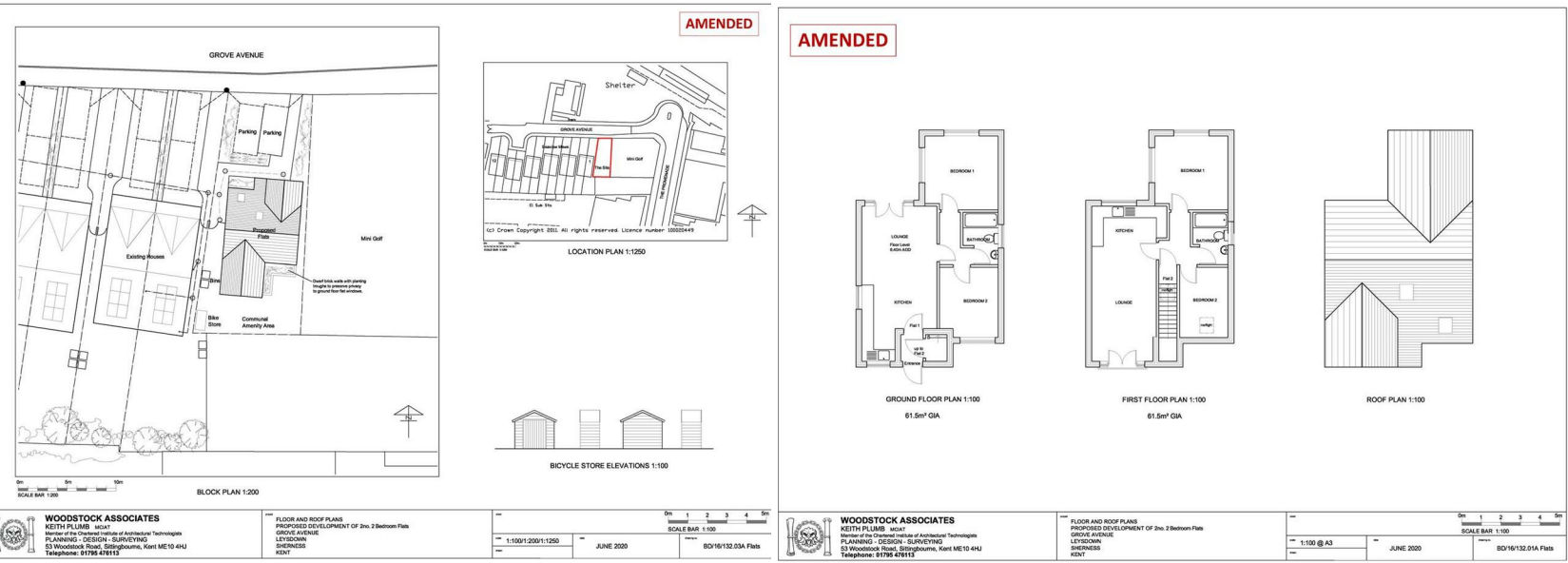


Floor Plan



1 Seaview Mews Grove Avenue

- Full Planning Permission Granted
- Uninterrupted Views Of Sea And Beach
- Close To All Local Amenities
- Good Public Transport
- One Not To Be Missed
- New Build 2 Bed x 2 Apartments
- Open Plan Lounge/Diner/Kitchen
- Great Development Opportunity
- Calling All Investors and Developers



Description

£110,000 Guide Price

Full Planning Permission Granted on Grove Avenue in the charming coastal village of Leysdown-On-Sea, Sheerness, this exceptional building plot presents a remarkable opportunity for those looking to invest in a new development. With full planning permission already granted, the site is primed for the construction of two modern apartments, each featuring two well-appointed bedrooms and a contemporary bathroom.

The design of the apartments embraces an open-plan layout, seamlessly integrating the lounge, diner, and kitchen areas. This thoughtful arrangement not only maximises space but also creates a welcoming environment perfect for both relaxation and entertaining.

One of the standout features of this property is the uninterrupted views of the sea and beach, offering a picturesque backdrop that enhances the appeal of coastal living. Imagine waking up to the soothing sounds of the waves and enjoying stunning sunsets from the comfort of your own home.

This plot represents a fantastic development opportunity for builders and investors alike, allowing for the creation of desirable living spaces in a sought-after location. With the potential for lucrative returns, this is an ideal project for those looking to make their mark in the property market.

In summary, this new build site on Grove Avenue is not just a piece of land; it is a canvas for your vision, set against the beautiful backdrop of Leysdown-On-Sea. Don't miss the chance to turn this opportunity into a reality.

Leysdown-On-Sea, Sheerness, ME12 4EA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Cadwell Services Ltd. against the decision of Swale Borough Council.
- The application 20/501966/FULL, dated 20 April 2020, was refused by notice dated 18 August 2020.
- The development proposed is 2no. 2 bedroom flats.

Decision

1. The appeal is allowed and planning permission is granted for 2no. 2 bedroom flats on land adjacent to 1 Seaview Mews, Grove Avenue, Leysdown ME12 4EA in accordance with the application 20/501966/FULL, dated 20 April 2020, subject to the conditions in the attached schedule.

Preliminary Matters

2. Although the Council has used a slightly different description on its decision notice, it appears to be incomplete. I have therefore used the description given on the application form.
3. The appellant has made a financial contribution towards measures to mitigate potential harm to the Swale Special Protection Area. The Council has confirmed receipt of the contribution and that as a result no longer wishes to contest its third reason for refusal. I address this subject in more detail under other matters.

Main Issue

4. The main issue is whether satisfactory living conditions would be created with