



PROPOSED FRONT ELEVATION (FACING EAST)

ABOUT THIS HOME.....

PRIME BUILDING PLOT FOR SALE WITH PLANNING PERMISSION FOR A LUXURY 4-BED DETACHED HOME

LOCATION: CLIFF PROMENADE, BROADSTAIRS

PLOT DESCRIPTION:

THIS PRIME GREENFIELD PLOT, SURROUNDED BY MATURE TREES AND VEGETATION, OFFERS A RARE OPPORTUNITY TO BUILD YOUR DREAM HOME IN A PRESTIGIOUS RESIDENTIAL AREA. THE SITE PROVIDES A SERENE AND PRIVATE SETTING, PERFECT FOR CREATING A LUXURY RESIDENCE WITH EXCEPTIONAL LANDSCAPING POTENTIAL.

PLANNING PERMISSION DETAILS:

PLANNING REF: R/TH/19/0311

MAIN RESIDENCE: A SPACIOUS 4-BEDROOM DETACHED HOUSE DESIGNED TO BLEND SEAMLESSLY WITH THE SURROUNDING ENVIRONMENT.

ADDITIONAL STRUCTURES: INCLUDES A DOUBLE GARAGE WITH AN ATTACHED STORE AND A SEPARATE GUEST ANNEXE.

LAYOUT: THE PROPOSED LAYOUT RETAINS AS MUCH OF THE EXISTING HEDGEROW AS POSSIBLE, WITH MINIMAL REMOVAL TO FACILITATE ACCESS. THE PROPERTY INCLUDES A PRIVATE, TIERED REAR GARDEN THAT COMPLEMENTS THE NATURAL SLOPE OF THE SITE.

ACCESS: VEHICULAR AND PEDESTRIAN ACCESS FROM CLIFFTOP PROMENADE WITH A NEW OPENING IN THE HEDGEROW.

PARKING: OFF-STREET PARKING PROVIDED IN THE DRIVEWAY AND THE DOUBLE GARAGE.

SECURE STORAGE: DEDICATED AREAS FOR REFUSE AND CYCLE STORAGE ADJACENT TO THE GARAGE.

THE LOCATION.....

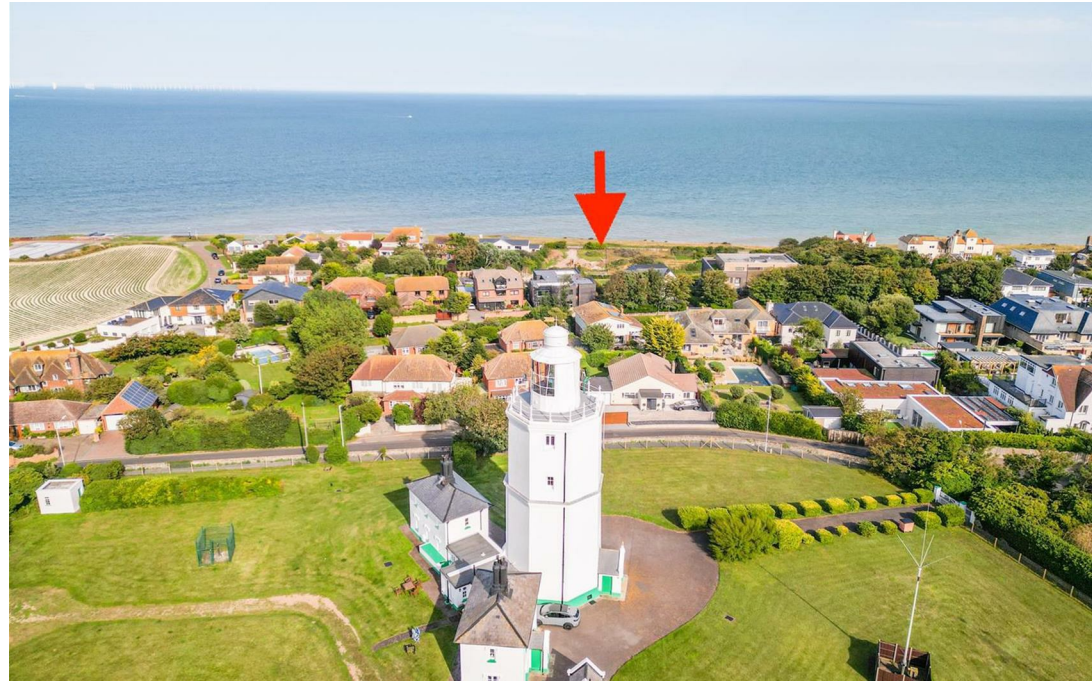
THE PLOT IS SITUATED IN A FRONT LINE SEA FACING POSITION ON THE NORTH FORELAND PRIVATE ESTATE, AROUND 1 MILE FROM THE CENTRE OF THIS CHARMING SEASIDE RESORT. THE SPECTACULAR COASTLINE BOASTS SEVEN SANDY BEACHES, CLIFFTOP WALKS AND QUAIN FISHMAN'S COTTAGES.

THE TOWN BOASTS MANY INDEPENDENT SHOPS, SMART RESTAURANTS AND QUAIN CAFES. AT WEEKENDS YOU COULD SPEND YOUR TIME WALKING OR CYCLING THE 32-MILE VIKING COAST TRAIL OR PERHAPS TAKING THE FAMILY FOR A SURFING OR SAILING LESSON. GOLFERS CAN PLAY AT THE NORTH FORELAND GOLF CLUB JUST 6 MINUTES (1.6 MILES) AWAY BY CAR OR THE RENOWNED CHAMPIONSHIP ROYAL ST GEORGES IN NEARBY SANDWICH AROUND HALF AN HOUR AWAY (11.8 MILES).

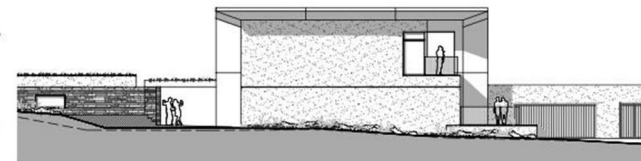
THERE IS A GOOD RANGE OF SCHOOLING IN THE AREA, INCLUDING DANE COURT GRAMMAR SCHOOL, CHATHAM & CLARENDON GRAMMAR SCHOOL AND INDEPENDENT SCHOOLS SUCH AS WELLESLEY HOUSE AND HADDON DENE PREPARATORY SCHOOLS. LONDON COMMUTERS CAN BE WHISKED BACK INTO THE CAPITAL ON HIGH-SPEED TRAINS FROM 1 HOUR 18 MINUTES VIA BROADSTAIRS STATION WHICH IS A 5-MINUTE DRIVE FROM THE PLOT.







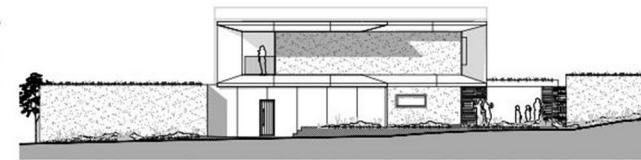
PROPOSED FRONT ELEVATION (FACING EAST)



PROPOSED SIDE ELEVATION (FACING SOUTH)



PROPOSED REAR ELEVATION (FACING WEST)



PROPOSED SIDE ELEVATION (FACING NORTH)

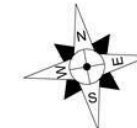
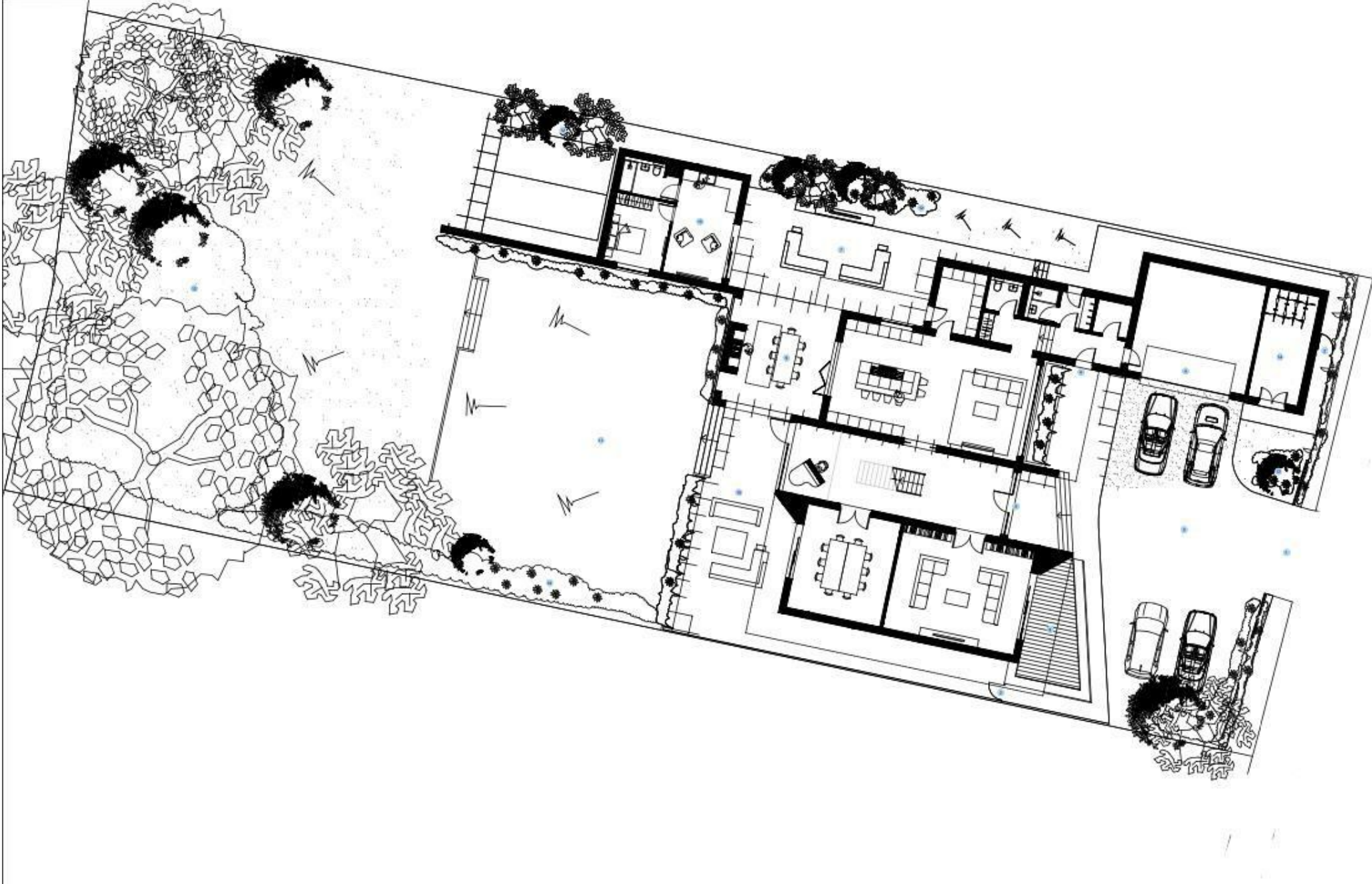


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



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