



Front elevation (Facing Cornwallis Circle)



existing garages

South Elevation (Facing No 98)

Whitstable

Building Plot Adjacent to 96 Cornwallis Circle, Whitstable, Kent, CT5 1DT

Freehold

An exciting opportunity to acquire a building plot with the benefit of approved planning permission (subject to conditions) for the erection of a two storey detached house with double garage following demolition of five of nine existing garages. Four garages will be retained or replaced.

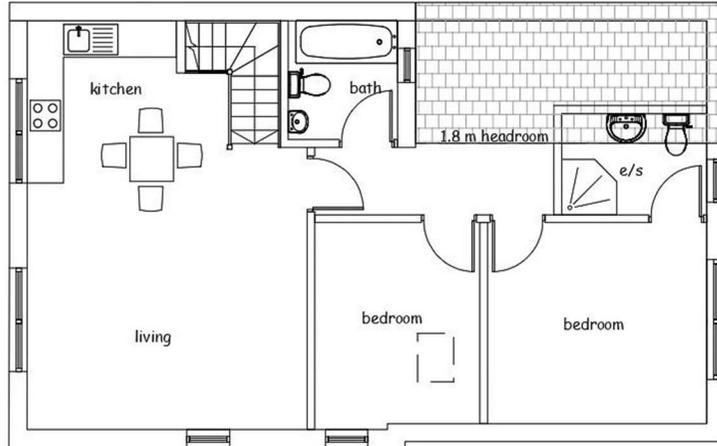
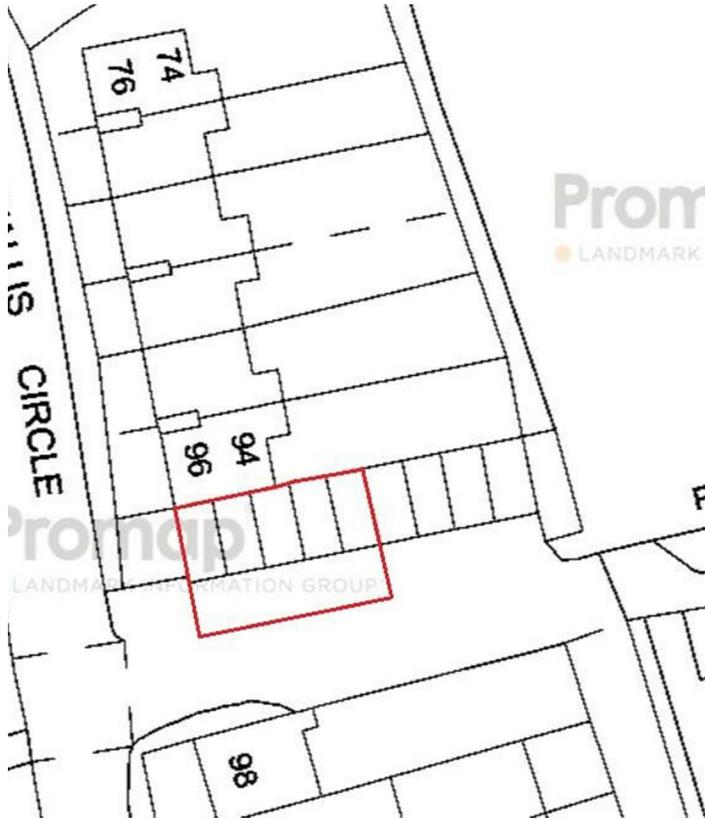
Further information is available on the Canterbury City Council website; www.canterbury.gov.uk/planning under reference CA/22/00145.

The plot is positioned in Cornwallis Circle, within walking distance of central Whitstable, with an array of boutique shops and highly regarded restaurants. Whitstable station is 0.7 miles distant.

The proposed accommodation is largely open-plan and arranged over two floors, comprising an entrance hall, utility room, living room to open-plan to kitchen/dining room, two bedrooms, a family bathroom, and an en-suite shower room to the main bedroom. There will be a bin and cycle store to the ground floor, with a double garage being accessed from Salt Pans Lane.

Location

Cornwallis Circle is a desirable location within the heart of the town and enjoys a convenient position moments from the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The A299 ('Thanet Way') dual carriageway is easily accessible offering access via the A2/M2 from London and to the channel ports and Thanet. The high speed Javelin service provides access from London (St Pancras) with a journey time of approximately 73mins. The mainline railway services and the frequent No 4 service and No 5 service in the high street provide public transport connections in all directions.



First floor plan

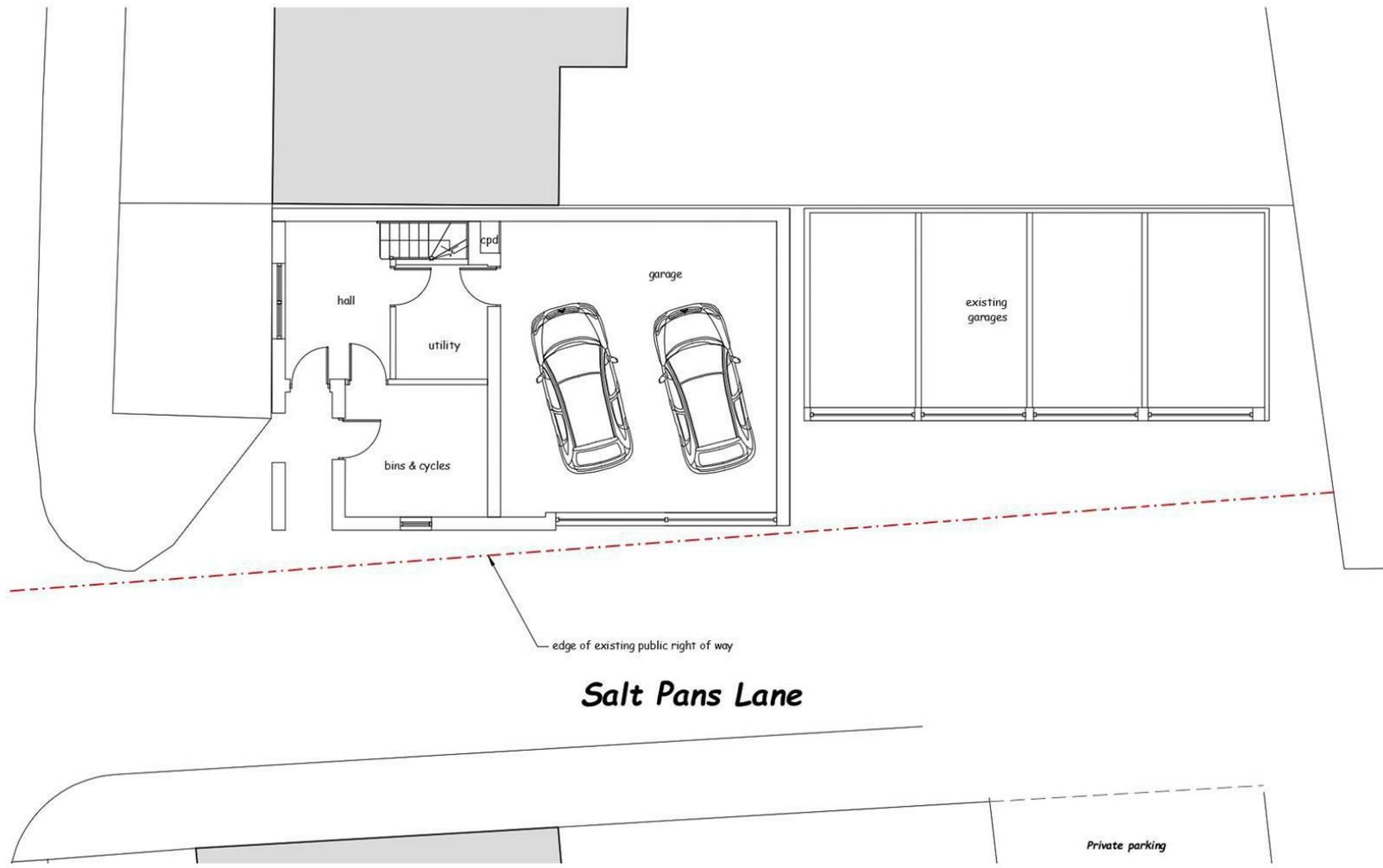
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ENERGY PERFORMANCE CERTIFICATE

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	

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