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Development Opportunity - Horse Shoe Bungalow, Mill Lane, Preston, Canterbury, CT3 1HB

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**Horse Shoe Bungalow, Mill Lane, Preston,
Canterbury, Kent, CT3 1HB**

£575,000 Freehold

A rare and exciting opportunity to purchase this detached bungalow which is in need of complete refurbishment and has full planning permission granted for the erection of a detached two storey house, 2 detached garages and a rear extension to the existing house (existing garage to be demolished).

Mill Lane is located in the centre of the Village of Preston, approximately 3.0 miles from Wingham. Preston benefits from good range of local services and amenities including a Primary school, Butchers, shop and garden Centre. Sandwich (8.5 miles) has a wider range of facilities, and the Cathedral City of Canterbury (10 miles) has a full range of shopping, educational and leisure facilities.

The approved plans will create a new build 4 bedroom, 4 bathroom property with 2 reception rooms and an open plan kitchen/dining room. The existing property will be extended to create a 4 bedroom 4 bathroom house with a superb open plan kitchen, dining room, living room with an additional snug, utility room and large entrance hall.

An information pack including the approved plans, Decision Notice, and other supporting documentation is available on request from the Agents e-mail p.robertson@finns.co.uk alternatively these documents are available on the Dover District Council website www.dover.gov.uk/online/applications using the reference number **22/01577**

Plans:

Any plans contained within these particulars are indicative only and the property will be sold in accordance with the registered title. Interested parties are to satisfy themselves with the physical boundaries on-site.

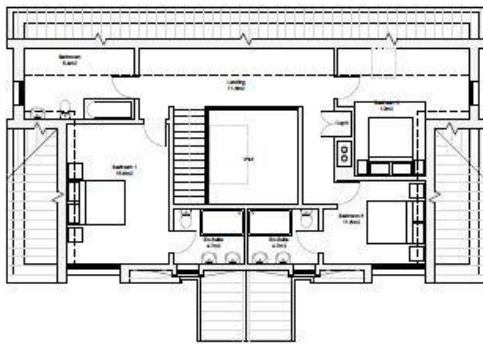
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains electricity, water & drainage.

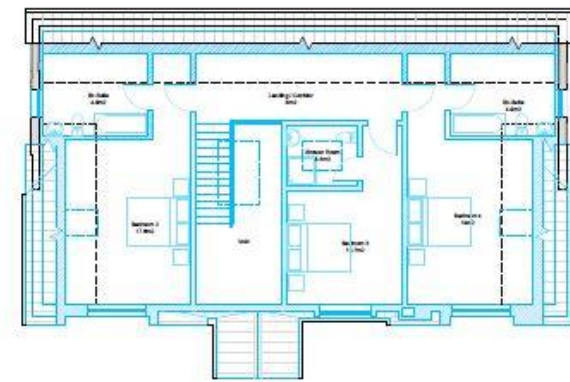
Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk) (Horse Shoe Bungalow)

Date: These particulars were prepared on 4/3/24

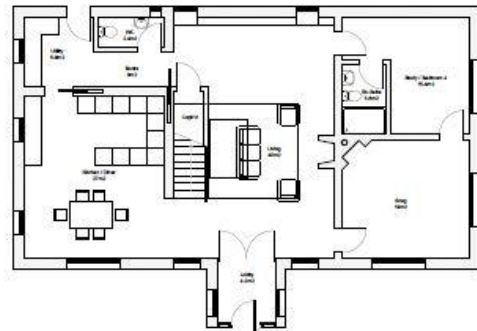




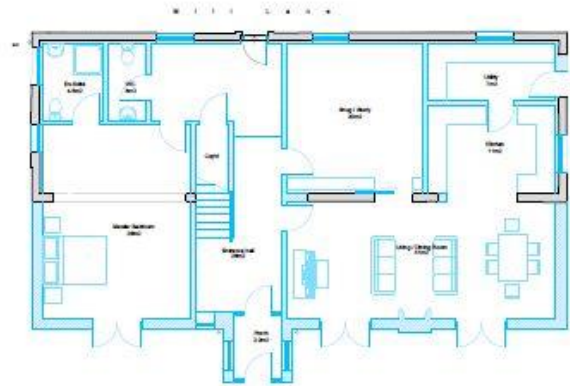
01 First Floor Plan as Proposed
2016 1:100 @ A3



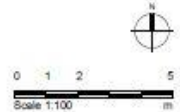
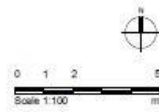
01 First Floor Plan as Proposed
2000 1:100 @ A3



02 Ground Floor Plan as Proposed
2016 1:100 @ A3



02 Ground Floor Plan as Proposed
2000 1:100 @ A3



<p>Donald Insall Associates Chartered Architects & Quantity Surveyors</p> <p>Homebase Bungalow, Canterbury</p> <p>New House Floor Plans As Proposed</p>		<p>11 Telephone Road Canterbury CT1 1LQ 01227 454111 info@donaldinsall.co.uk</p>
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(Proposed New Build Floor Plans)

(Proposed floor Plan - Horse Shoe Bungalow)

<p>Donald Insall Associates Chartered Architects & Quantity Surveyors</p> <p>Homebase Bungalow, Canterbury</p> <p>Floor Plans As Proposed</p>		<p>11 Telephone Road Canterbury CT1 1LQ 01227 454111 info@donaldinsall.co.uk</p>
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Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Pack House
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

