



Land to Rear of 76-78 St Leonards Road Hythe CT21 6HW
Guide Figure £250,000

colebrooksturrock.com





Land to Rear of

76-78 St Leonards Road, Hythe, CT21 6HW

A plot of land with full planning permission for a new detached dwelling situated in the heart of Hythe.

Situation

A plot of land with planning permission situated in the heart of Hythe, where local amenities as well as the Royal Military canal and unspoilt seafront are within a level walking distance.

Hythe's charming town centre with a variety of independent shops and restaurants, as well as four supermarkets including Waitrose, are all within easy reach.

The area is fortunate in having particularly good commuting services, with High Speed rail links to London St Pancras via Sandling and Folkestone West, and access to the nearby M20 motorway provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent.

The Property

The plot – A prime parcel of building land is available to purchase at a guide figure of £250,000.

Approached via Wakefield Way, off Cinque Ports Avenue, there is full planning permission for a new detached dwelling, arranged over two floors, to the rear of 76-78 St Leonards Road. This can be found under Folkestone and Hythe District Council Ref: 23/2036/FH.

Terms of Sale

It is proposed to sell the plot by Informal Tender with terms and conditions available via the agent, Colebrook Sturrock on: **saltwood@colebrooksturrock.co.uk** **01303 260666**.

Tender closes Monday 3rd June 2024.

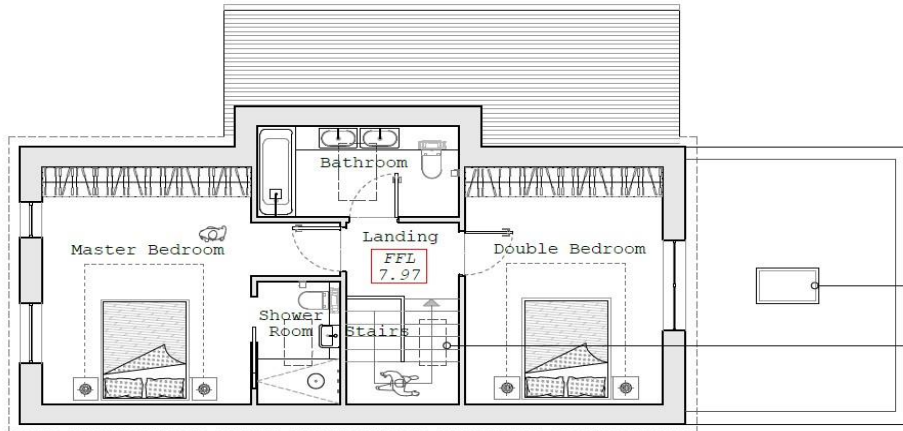
Local Authority

Folkestone and Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY

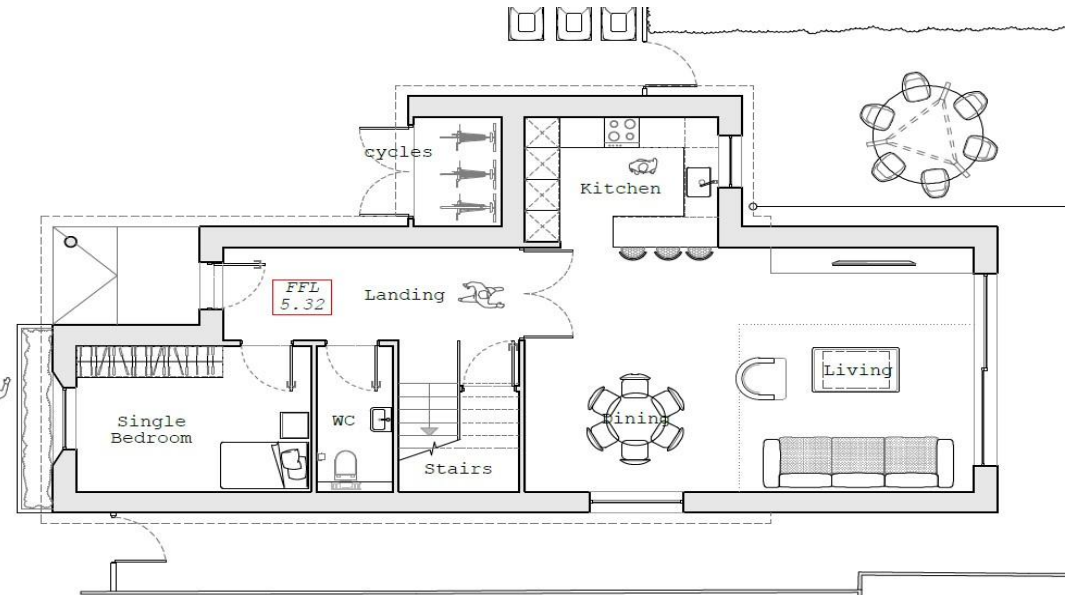
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





Proposed First Floor
1:100



Proposed Ground Floor
1:100

To view this property call Colebrook Sturrock on **01303 260666**

The Green, Saltwood, Kent, CT21 4PS

t: 01303 260666

saltwood@colebrooksturrock.com

www.colebrooksturrock.com



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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