



**Milford Hamstreet Road, Shadoxhurst, Kent TN26 1NL -
Offers In Excess Of £180,000**

LAND WITH LAPSED PLANNING PERMISSION.

Rush Witt & Wilson are pleased to offer an exciting opportunity to purchase a parcel of land believed the measure 0.39 of an acre (tbv).

Although now lapsed the land previously had approved outline planning application for replacement of a single storey dilapidated dwelling with a four bedroom detached bungalow and detached garage.

We recommend any interested parties review the necessary documents on the planning portal to provide you with further information relating to the now lapsed planning. Application Reference: 22/00326/AS

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

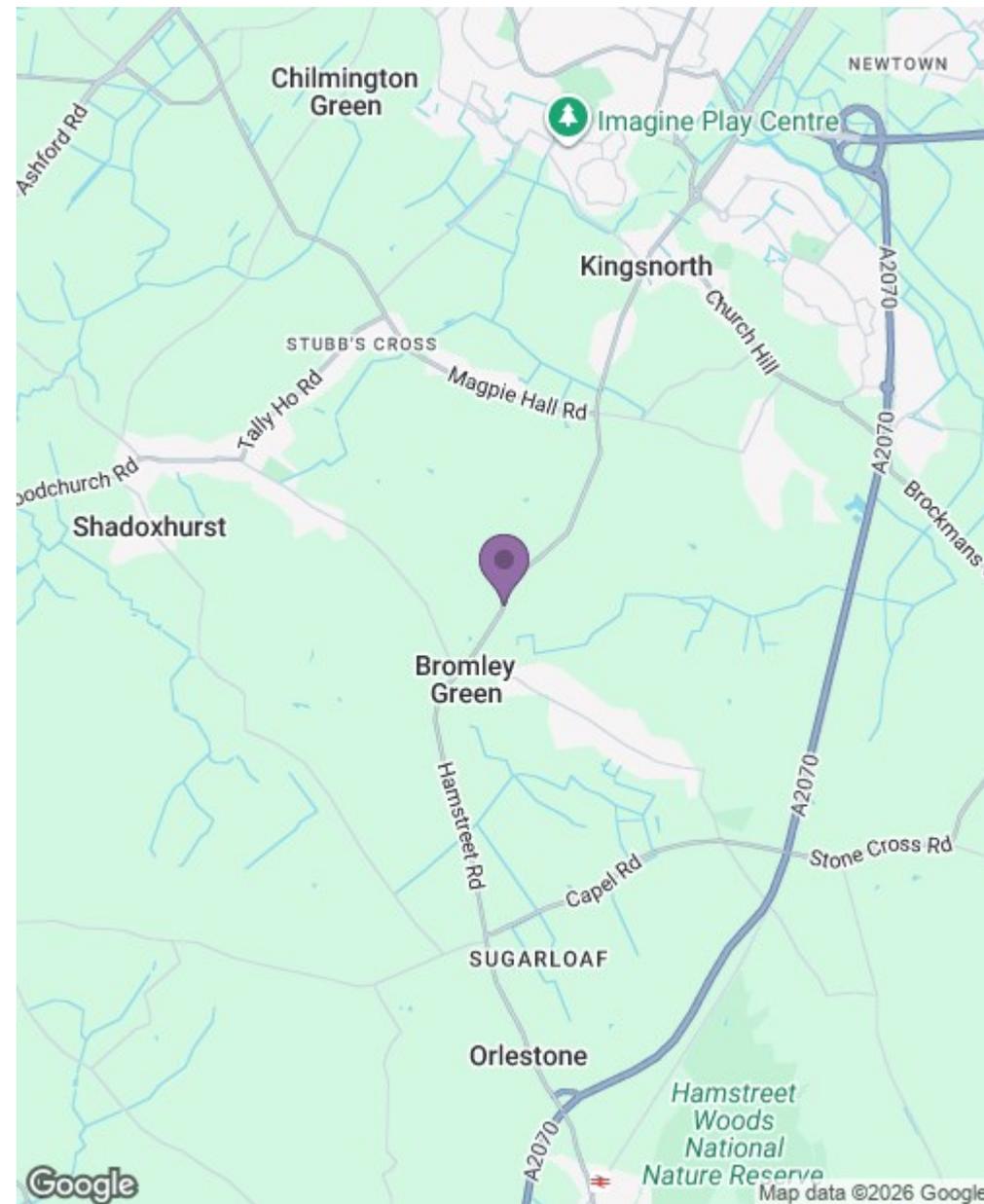
Agents Note

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



**Residential Estate Agents
Lettings & Property Management**



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