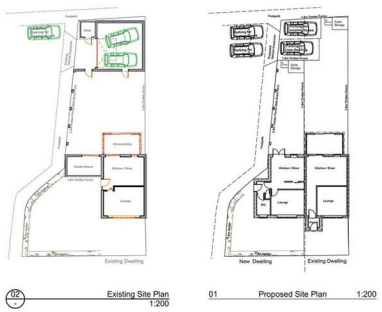
01634 379 799

www.harrisonsreeve.com

50 Lime Court

Wigmore • Gillingham

Price: £460,000



50, Lime Court, Wigmore, ME8 0LP
£460,000

- EXCITING OPPORTUNITY TO ACQUIRE A 2/3 BEDROOM PROPERTY WITH PLANNING PERMISSION GRANTED FOR A 2 BEDROOM END TERRACE HOUSE
- WIGMORE LOCATION!
- CURRENT PROPERTY COMPRISES RECEPTION ROOM, KITCHEN/DINER, 2/3 BEDROOMS AND FIRST FLOOR BATHROOM
- CURRENT PROPERTY EPC RATING "D"
- MEDWAY COUNCIL PLANNING APPLICATION MC/25/2292
- INVESTMENT OPPORTUNITY

DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION - WIGMORE

PLANNING APPLICATION NUMBER MC/25/2292

https://publicaccess1.medway.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T63ARXKNG2900

CALLING ALL INVESTORS - INVESTMENT OPPORTUNITY

An exciting opportunity to acquire a development plot comprising an existing 2/3 bedroom house, together with an adjoining plot benefitting from planning permission for the construction of a new 2 bedroom end terrace house.

The property offers an excellent opportunity for developers, investors or buyers looking to undertake a residential development project, subject to the existing planning consent and any necessary approvals.

The current residential property comprises 2/3 bedrooms, lounge, kitchen/diner and conservatory.

Situated in the popular area of Wigmore, the property is ideally positioned for access to a wide range of local amenities, highly regarded schools and everyday shopping facilities. Hempstead Valley Shopping Centre is within easy reach, while excellent road connections provide convenient access to the A2, M2 and wider motorway network.

An opportunity of this nature is rarely available and early viewing is strongly recommended to fully appreciate the potential offered by the existing property and the additional development plot.

Kitchen/Diner

Reception Room

Conservatory

Landing

Bedroom 1

Bedroom 2

Bathroom

Exterior

Plot
Planning permission has been granted for a 2 bedroom end terrace house with parking.

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

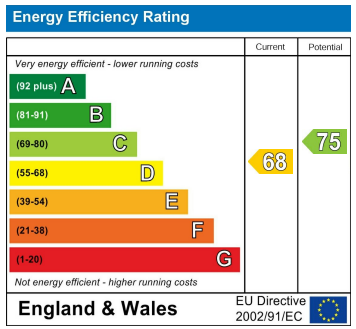
1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation , including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

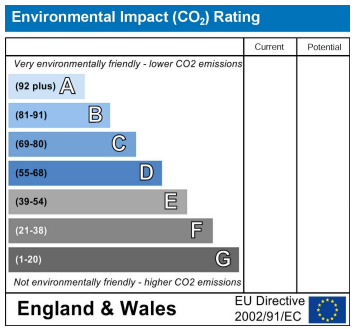
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.





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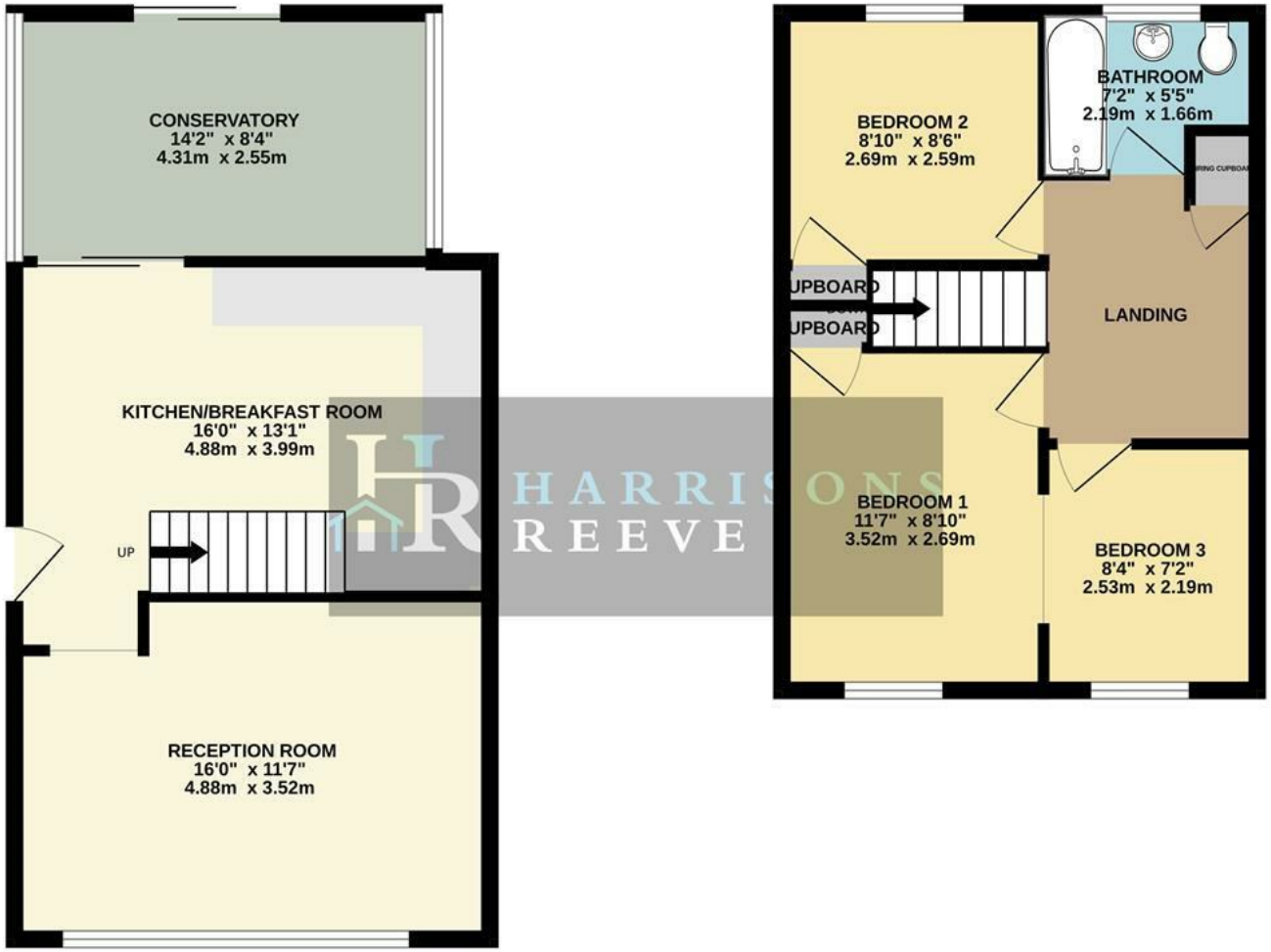
GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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