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Wolseley Avenue, Herne Bay, CT6 8AL

£235,000

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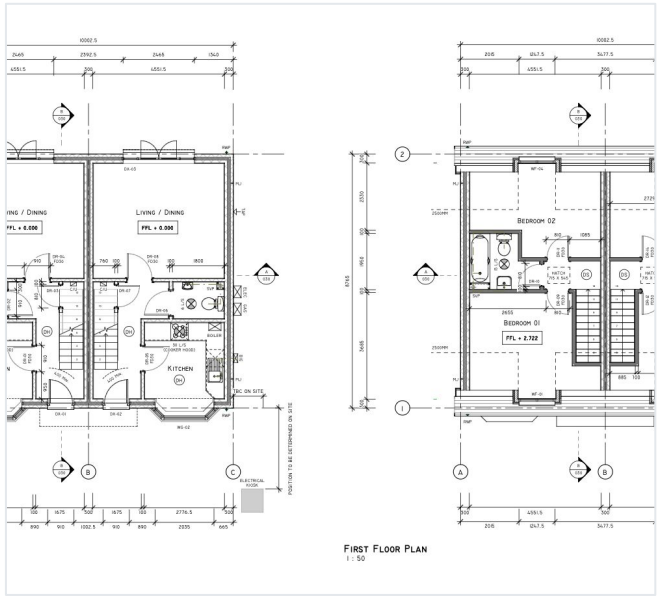
£235,000

KEY FEATURES

- Plot Of Land
- Planning Permission Granted Ref CA/21/01367
- Two Semi Detached Two Bedroom Chalet Bungalows
- Utilities Laid To Plot

TENURE	Freehold
COUNCIL TAX	Available on request
EPC RATING	Available on request







About this home

A rare opportunity to acquire a plot of land situated on Wolseley Avenue, within the popular Studd Hill area of Herne Bay. The site is being sold with granted planning permission for the construction of two semi-detached, two-bedroom chalet-style bungalows, offering an excellent opportunity for developers, builders or those looking to create two individual homes.

Planning permission has been granted by Canterbury City Council, with full details, drawings and supporting documents available to view on the council's planning portal under reference CA/21/01367.

The approved accommodation provides a well-considered chalet bungalow design arranged over two floors, with each property benefiting from two bedrooms and contemporary living space.

We understand from the current seller that utilities have already been laid to the plot, which may assist with the future development of the site. Prospective purchasers should, however, make their own enquiries with the relevant utility providers and satisfy themselves as to the location, capacity and suitability of all services.

Wolseley Avenue is located within the established Studd Hill residential area on the western side of Herne Bay, close to the coast and within easy reach of the seafront.

The area is well placed for access to Herne Bay town centre, which offers a variety of shops, cafés, restaurants and other amenities, together with the town's mainline railway station providing connections towards London and the Kent coast. Nearby Whitstable is also within convenient travelling distance, while local road links provide access towards Canterbury and the surrounding areas.

The combination of an established residential setting, proximity to the coast and the benefit of existing planning permission makes this an attractive development opportunity in a sought-after part of Herne Bay.

Key information

APPROX. FLOOR AREA

Available on request

EPC RATING

Available on request

COUNCIL TAX

Available on request

TENURE

Freehold

See it online

Scan to see photos, floorplans and more online.

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Important notice: these particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements, floor areas and floorplans are approximate and for illustration only, and should not be relied upon as statements of fact. Services, systems and appliances have not been tested and no guarantee is given as to their condition or working order. Fixtures and fittings are only included if mentioned. Buyers should make their own enquiries and inspection before proceeding.