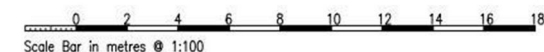


Elevation



West E



## The Ship Inn, Ship Close, Dymchurch, Romney Marsh, TN29 0LH

- Building Plot - Central Dymchurch Village Location - Planning ref: 25/0447/FH
- Plot overlooking charming 'open green-space' to front
- Easy access via road links to Ashford, Hythe & New Romney
- GVD: Appox £1,150,000 - Please enquire within branch for further details
- Original barn since demolished which had services connected

- Approved for 4 x 2 Bedroom Dwellings with associated parking
- A short-walk (2-3 minutes) to the beach-front
- A selection of 4 - 2 bedroom dwellings, situated in a quiet close
- Interested parties please direct correspondence to: Matthew McGrath
- Level site with established access (via Tartane Lane)

**Offers In The Region Of £350,000**



# The Ship Inn, Ship Close, Dymchurch, Romney Marsh, TN29 0LH

## DESCRIPTION

An exciting opportunity to acquire a prime building plot with full planning consent for the construction of x4 two-bedroom dwellings positioned in the desirable semi-rural location of Dymchurch.

Erection of 4 x residential dwellings with associated parking area. Planning Application 25/0447/FH subject to conditions granted following appeal April 26.

Set within a pleasant plot, adjacent to the well regarded Ship Inn, A 15th century pub. The building plot offers a fantastic balance of a convenient location, with the properties overlooking the grassed, village green. Boasting great access to sea-side & Bustling Dymchurch town. The beach is only a short 3 minute walk away from the site, as well as local shops & Dymchurch village centre by foot. Road links available to Ashford, Tenterden, and the wider Kent road network. This makes it an ideal prospect for self-builders or developers.

Planning permission REF: 25/0447/FH, allowing a developer to move forward with confidence and avoid the uncertainty and delays often associated with the planning process. This is a rare chance to create smaller, yet high-quality 2 bed homes in a sought-after location with strong resale potential. The original hall that was on site has since been demolished, which previously had all main services connected: mains gas/water & electricity.

### Location

Land Adjacent to The Shipp Inn, is situated on Hythe Rd. The property lies a short walk from Dymchurch Centre and approximately 5.2 miles from Hythe Town, offering easy access to local amenities and transport links.

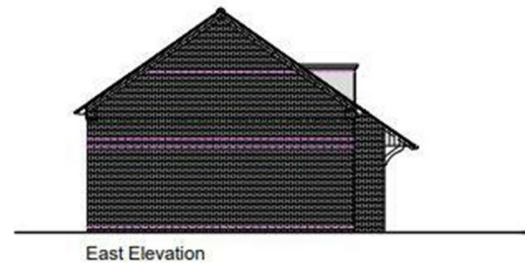
### Local Authority

Folkestone & Hythe district council

### Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

We are aware of a Payment approx £21,488.76





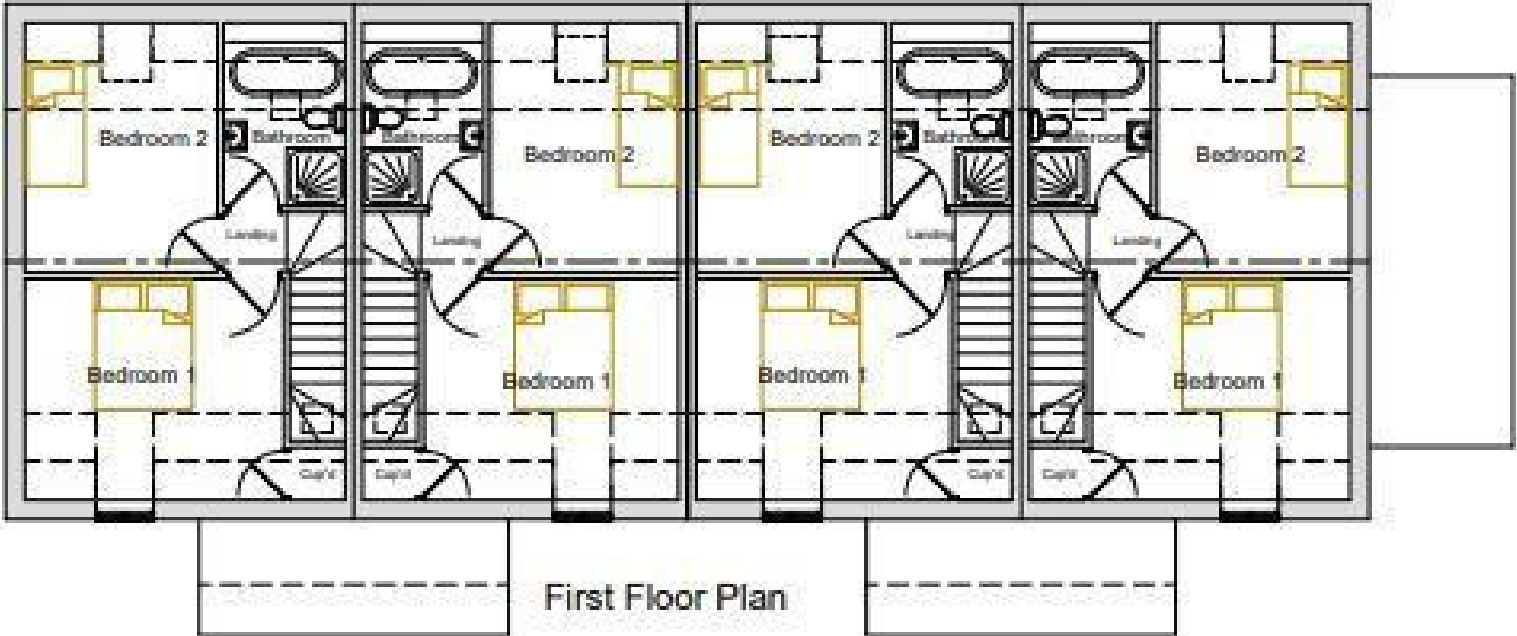
# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



### Viewings

Please contact [hythe@hunters.com](mailto:hythe@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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