



North Elevation - Front

Cherry Tree, Shelvin, Wootton, Canterbury, Kent, CT4 6RL

Guide Price £540,000

EPC RATING: F

Rural
Building
Plot

A superb opportunity to build your forever home. Located in an enviable spot in the rural Hamlet of Shelvin, close to the village of Barham and between Canterbury and Dover. Planning permission for the erection of a detached five bedroom residence with attached double garage. The existing dwelling is to be demolished. The proposed plans offer a traditional country appearance with modern and spacious accommodation. Driveway, workshop and good sized garden. For further information on the planning permission and conditions please visit Dover District Councils planning website ref: 20/01012. EPC on existing dwelling = F



Location

The hamlet of Shelvin is located on the hillside above the village of Denton. The nearby village of Barham offers local amenities include primary school and village community store. Approx. 1 mile, A2. Approx. 3 miles, The City of Canterbury has a range of secondary schools. Canterbury West railway station with high speed services. Approx. 13 miles, Channel Tunnel Terminal.

Accommodation & grounds

The planning permission provides well planned out accommodation which includes - Ground floor: pitched storm porch, reception hall, living room, dining room, study/family room, kitchen/breakfast room, utility room and WC/cloakroom. First floor: landing, five bedrooms, two en suites and main bathroom. Driveway to the front, attached double garage, workshop, static home and garden.

Planning permission

Planning Permission no: 20/01012. Granted on 29 October 2020 for the erection of a detached dwelling, cycle store, solar panels, attached double garage and associated parking (existing dwelling and outbuildings to be demolished).

Services

We understand that there is mains electricity, water and telephone already connected to the current dwelling.

Access

Directly from the public road.

Terms

The property is Freehold and vacant possession will be provided upon completion. The Vendor is under no obligation to accept the highest or any offer submitted.

Site measurements

The approximate total measurement of the site is 0.25 of an acre.

Viewings

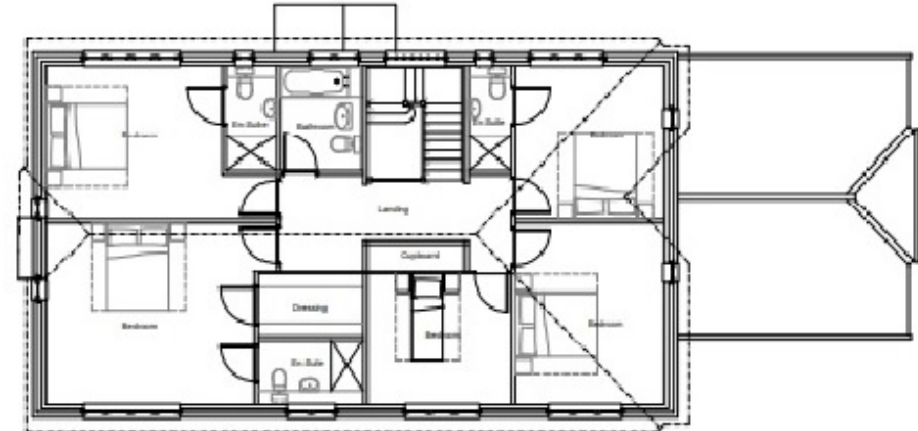
On site viewings must be by appointment only, please contact Laing Bennett on 01303 863393.

Council Tax Band

Dover Council - Band E

Heating

TBC



First Floor Plan



Ground Floor Plan



Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk



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