

Plot at The Rectory, Rectory Lane, Lyminge, Folkestone, Kent, CT18 8EG

Offers in Excess of £300,000

EPC RATING: EXEMPT

Countryside  
Views



Occupying an enviable spot on the outskirts of the village of Lyminge. Situated at the end of a no through lane backing onto and overlooking countryside. This plot has granted planning permission for a superb and spacious detached property, offering a fantastic opportunity to build your forever home. The proposed plans offer a traditional appearance complementing the lush rural setting. For further information on the planning permission and conditions please visit the Folkestone & Hythe planning website ref: 23/0405/FH. EPC EXEMPT



### Situation

This plot is situated at the end of a sought after no-through road called 'Rectory Lane'. The village of Lyminge is nestled in the spectacular North Downs and has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefiting from the amenities the village has to offer. There is a Post Office & Convenience Shop, Hairdressers, two Doctors Surgeries, Chemist, Public House and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.

### Accommodation

The designed layout flows beautifully as expected of a modern home with a spacious lounge and open plan living/dining and kitchen. Also on the ground floor, hall, WC, utility room and plant room. On the first floor, there is a landing, four bedrooms, two en suites and a main bathroom.

Outside the plan shows a driveway to the front, an attached garage and fence enclosed rear garden overlooking the adjoining field.

### Services

No services are connected.



## Access

This property benefits from a right of way over The Rectory's driveway to the North corner of the plot where a new driveway will be formed.

## Planning permission

Planning Permission was granted on the 18th May 2023 for 'Erection of a 2 storey 4 bedroom detached pitched roof house with an attached single storey pitched roof garage and associated landscaping works.'

For further information on the planning permission and conditions please visit the Folkestone & Hythe planning website ref: 23/0405/FH.

## 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

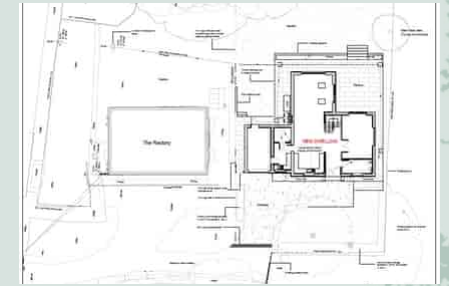
The approximate total measurement of the site is 0.18 of an acre.

## Boundaries

The site is fence enclosed with stock and rail fencing to the field and close board fencing to the boundary with The Rectory.

## Viewings

The plot is completely fenced so on-site viewings must be by appointment only, please contact Laing Bennett on 01303 863393.







## 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](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.