



Building Plots, 1 & 3, Dunstall Gardens, St Marys Bay, Romney Marsh, Kent, TN29 0QS

Guide Price £250,000

EPC RATING: EXEMPT

**Building Plot
For 2
Detached
Houses**

A unique opportunity to acquire this double building plot with planning permission for two three bedroom detached houses. This corner plot site is situated on the outskirts of St Marys Bay a seaside village on the Romney Marsh. The existing property has now been demolished and site clearance completed. Planning permission has been granted, planning conditions approved by the Council's Planning Team and raft foundations completed and signed off by Building Control. There is mains water and electricity on site. The plot dimensions are approx. 34m X 17m = 578 sqm. Each finished house will be 130 sqm. For further information on the planning permission and conditions please visit the Folkestone & Hythe planning website ref: Y19/0505/FH. EPC EXEMPT



Accommodation

For each plot, the designed layout flows beautifully as expected of a modern home with a spacious living room and open plan kitchen/dining room. Downstairs shower room/WC. On the first floor, there is a landing, three bedrooms, en suite and a main bathroom.

Outside each plot has a driveway to the front with a carport and enclosed rear gardens.

Situation

The sought after village of St Marys Bay is where the coast meets countryside with a glorious sandy beach and rural walks. The nearby town of Hythe offers a thriving High Street and there are more amenities at nearby New Romney including primary/secondary school and supermarket.

The property is well located in a quiet residential area just off Dunstall Lane in the village of St Mary's Bay within walking distance of the beach. The village benefits from a wide variety of amenities including a public House, convenience store, post office, village hall, Anglican church and recreation ground with a pavilion for sporting events.

Services

We understand that there is mains water and electricity connected to the site.



Planning Permission

Granted planning permission for 'Demolition of existing bungalow and erection of a 2 x 2 storey detached homes with off street parking. Re-submission of Y18/0286/SH'. For information on the planning permission and conditions please visit the Folkestone & Hythe planning website using reference: Y19/0505/FH and the appeal reference Ap-6447.

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.

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

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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