



Three building plots, 3 Briars Road, St Marys Bay, Romney Marsh, Kent, TN29 0HQ

EPC Rating =

Guide Price £400,000



A rare development opportunity in the popular seaside village of St Mary's Bay on the Romney Marsh. This level site in a cul de sac has full planning permission for the demolition of the existing bungalow and the construction of a terrace of three residential homes. Planning has been granted under references 24/1761/FH and 25/0277/FH/CON. Full details, including plans and conditions, can be found on the Folkestone & Hythe District Council planning portal. A fantastic prospect for builders or developers in a great coastal location, within easy reach of local amenities, the beach, and nearby towns. EPC EXEMPT



**Guide Price £400,000**

**Tenure** Freehold

**Property Type** Plot

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 2

**EPC Rating** TBC



**Accommodation**

For each plot, the designed layout flows beautifully as expected of a modern home with a spacious open plan living/dining and kitchen. Study, utility room and separate 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 for two vehicles 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 cul de sac 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. TBC

**Planning permission**

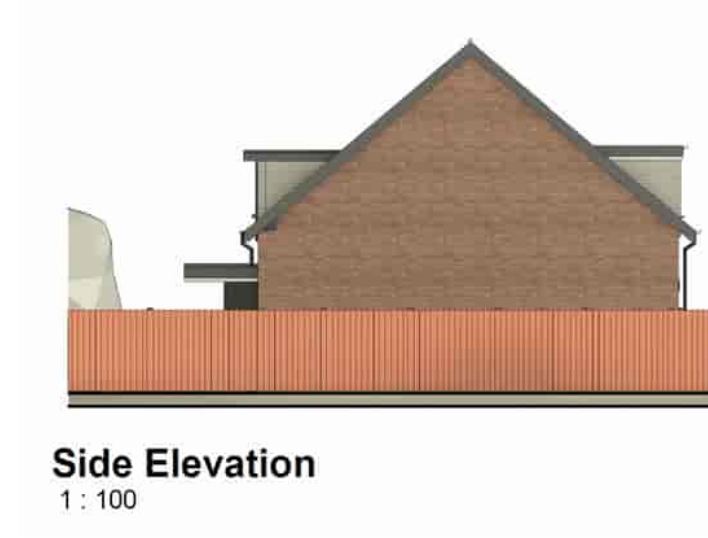
Granted planning permission for 'Demolition of the existing bungalow and integral garage to allow for the erection of a terrace of 3 residential dwellings'. For information on the planning permission and conditions please visit the Folkestone & Hythe planning website using reference: 24/1761/FH and 25/0277/FH/CON.

**Terms**

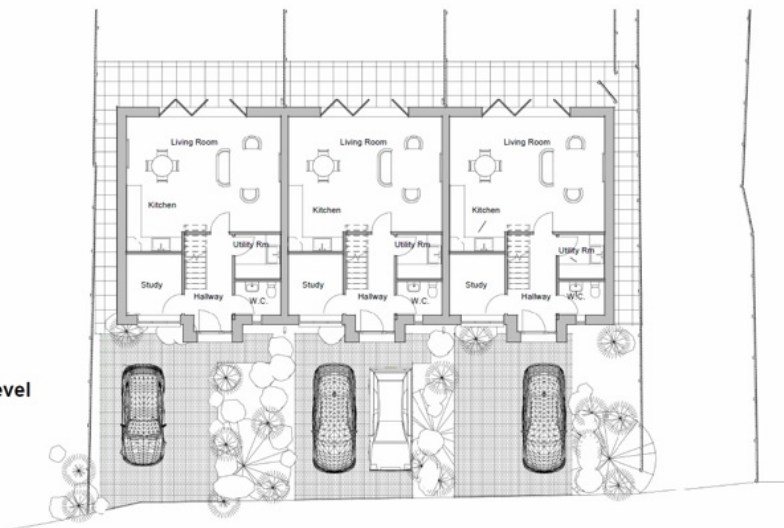
The property is Freehold and vacant possession will be provided upon completion. The Vendor is under no obligation to accept the highest or any offer submitted.

**Viewings**

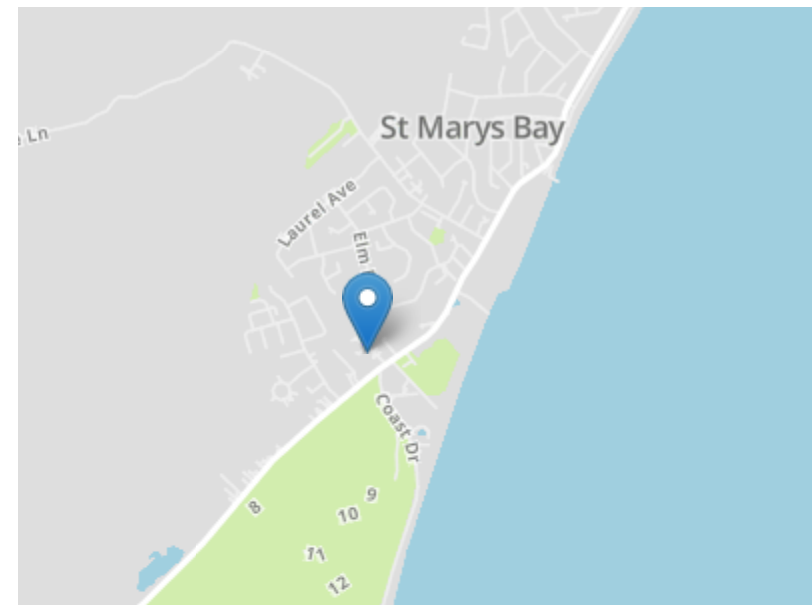
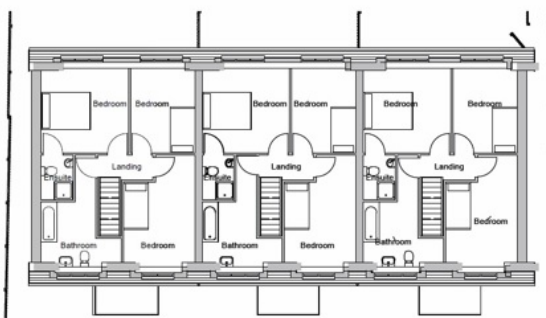
The plot is completely fenced so on-site viewings must be by appointment only, please contact Laing Bennett on 01303 863393.



**Ground floor level**  
1 : 100



**First Floor Level**  
1 : 100



**Need to book a viewing?**

If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

See all our properties at



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

**The Estate Office**  
**8 Station Road**  
**Lyminge**  
**Folkestone**  
**Kent**  
**CT18 8HP**

**Laing Bennett**  
Independent estate & letting agents



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.