



Land, Green Lane, Lyminge, Folkestone, Kent, CT18 8DL

EPC Rating =

Guide Price £200,000



A rare opportunity to acquire this parcel of land measuring approx. 5 acres. Located in a rural location near the village of Lyminge and close to Stone Street which leads to Canterbury to the North and Hythe to the South. There is a right of way entrance with gate at the junction of Woodland Road and Green Lane. Further new gate entrance along Green Lane. The field is used for grazing. EPC EXEMPT



Guide Price £200,000

Tenure Freehold

Property Type Farm Land

Receptions 0

Bedrooms 0

Bathrooms 0

Parking N/A

EPC Rating TBC

Location

This property is located in 'Green Lane' a rural lane near the villages of Rhodes Minnis and Lyminge. Lyminge offers amenities including; Convenience Shop, Doctors surgery, Chemist and Primary School. There are various clubs and societies and there are good bus links to both Canterbury and Folkestone. Good access to the M20 motorway and Channel Tunnel. In the nearby town of Folkestone, there are mainline railway stations with High Speed services to London.

Services

There are no connected services to the land. Although we understand there is electric and water along the road boundary.

Access

This property benefits from direct access to the road with gate. There is a right of way entrance with gate at the junction of Woodland Road and Green Lane. Further new gate entrance along Green Lane.

Terms

The land is available Freehold on an unconditional basis and vacant possession will be provided upon completion. The Vendor is under no obligation to accept the highest or any offer submitted.

Title information

The land is registered at the Land Registry and is called 'Land on the South-West side of Woodland Road, Lyminge, Folkestone, Kent CT18 8DL' and under title number TT152501.

Site measurement

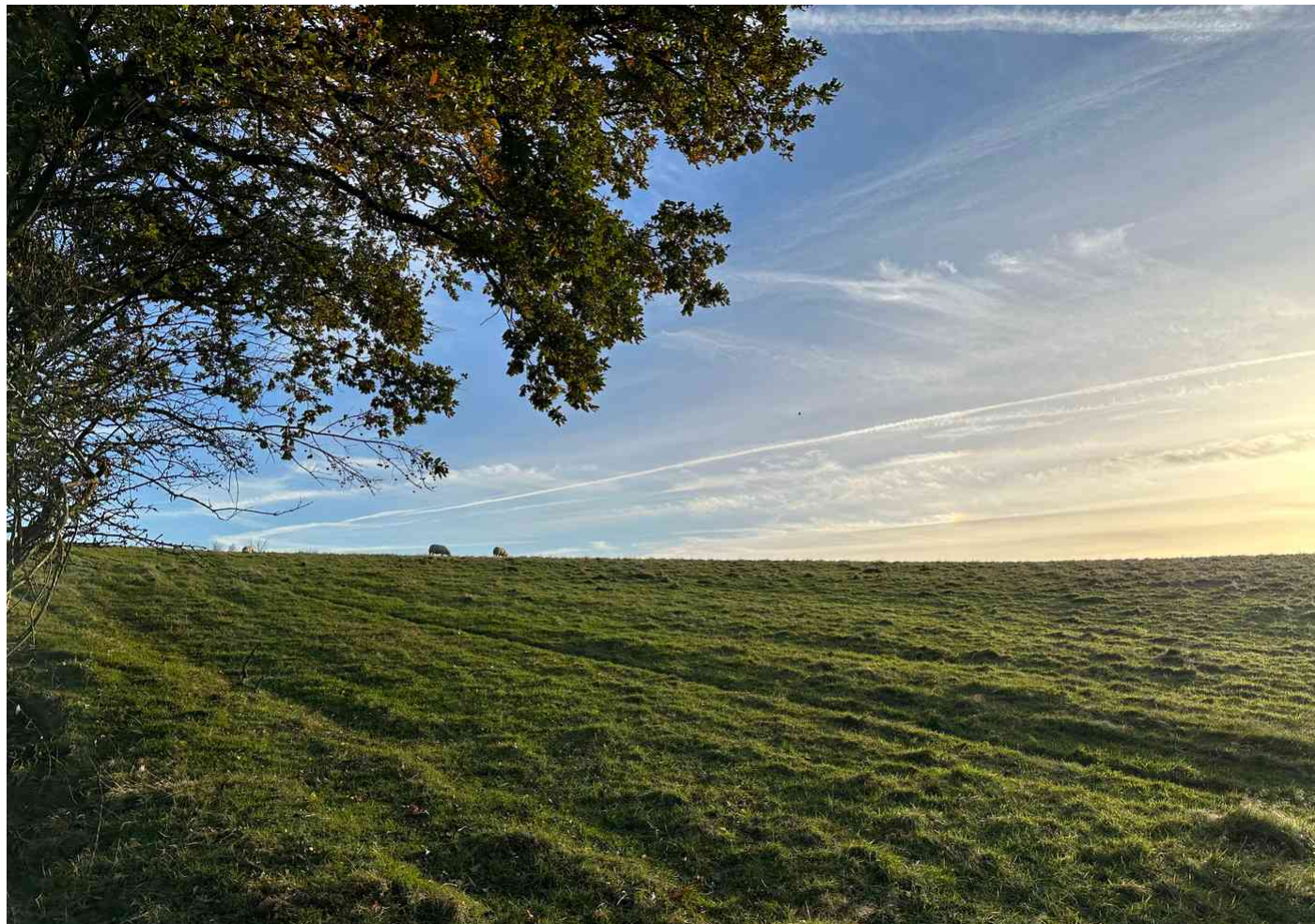
The approximate total measurement of the land is 5 acres.

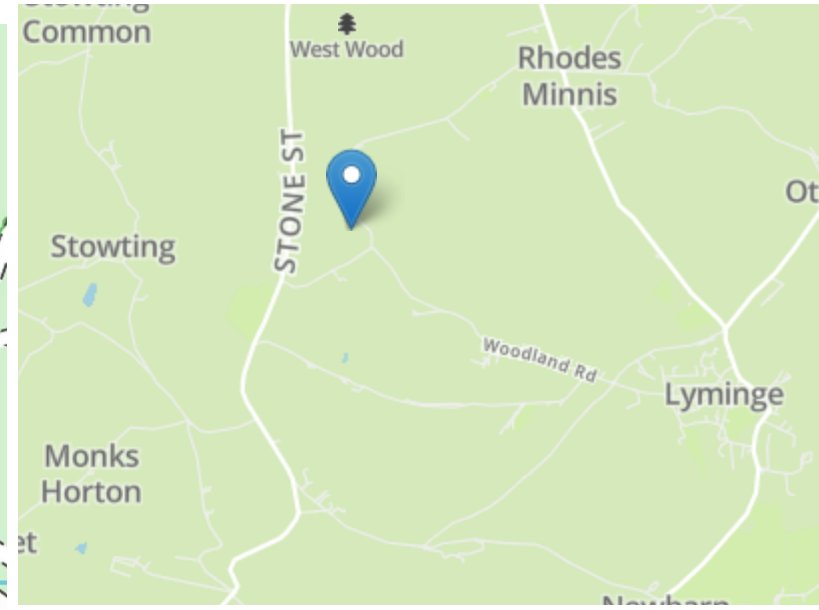
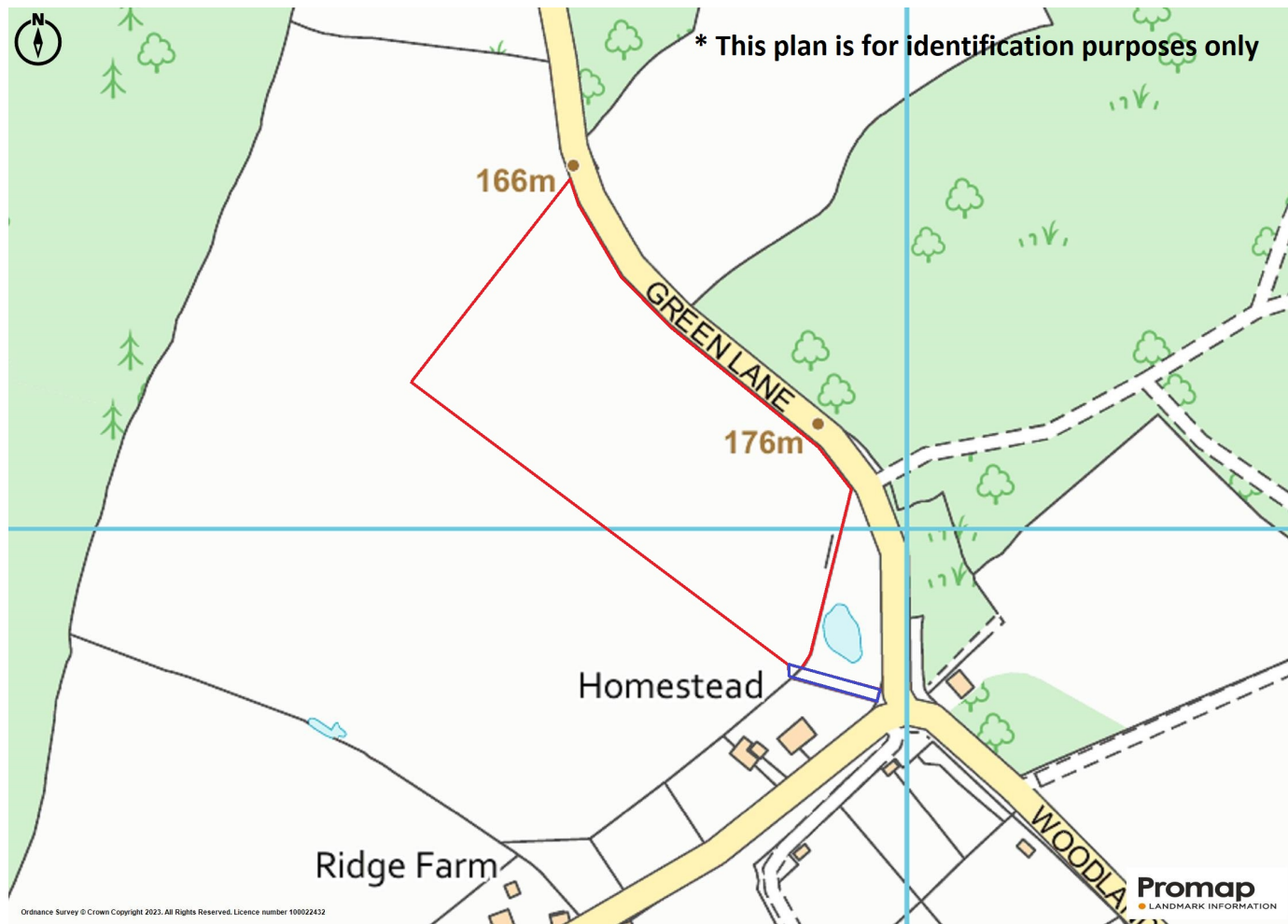
Viewings

On site viewings must be by appointment with Laing Bennett on 01303 863393.

Plan

The plan used in these sales details is for identification purposes only.





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



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.

www.laingbennett.co.uk

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

