



Building Plot to the rear 21 Station Road, Lyminge, Folkestone, Kent, CT18 8HQ

EPC Rating =

Guide Price £150,000

A unique opportunity to acquire an excellent building plot with planning permission for a two-bedroom detached bungalow, providing the perfect chance to create your forever home. Located on Nash Hill, just a stone's throw from the village centre on a no-through road. The site currently has a double garage and a garden area. With planning permission already in place, this is an opportunity not to be missed for those looking to build a village home. For further information on the planning permission and conditions please visit the Folkestone & Hythe planning website ref: 21/0077/FH. EPC EXEMPT

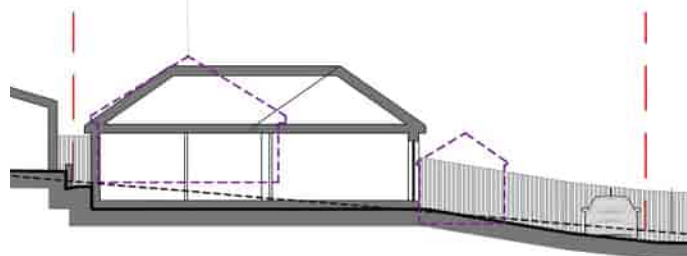
Ground Floor Plan

As Proposed



Existing garages

Existing garages



Guide Price £150,000

Tenure Freehold

Property Type Plot

Receptions 1

Bedrooms 2

Bathrooms 1

Parking Two spaces

EPC Rating TBC

Situation

This plot is situated on Nash Hill, just a stone's throw from the village centre on a no-through road. 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 thoughtfully designed layout of this modern home offers a seamless flow, featuring a spacious open-plan living, dining, and kitchen area, perfect for contemporary living. The plans show two generously sized double bedrooms and a bathroom.

Outside, the plans indicate a driveway to the front providing parking for two vehicles, while the enclosed rear garden offers a private outdoor space with a patio area directly accessible from the living room.

Services

We understand that mains electricity, water, mains drainage and mains gas are all in the road.

Viewings

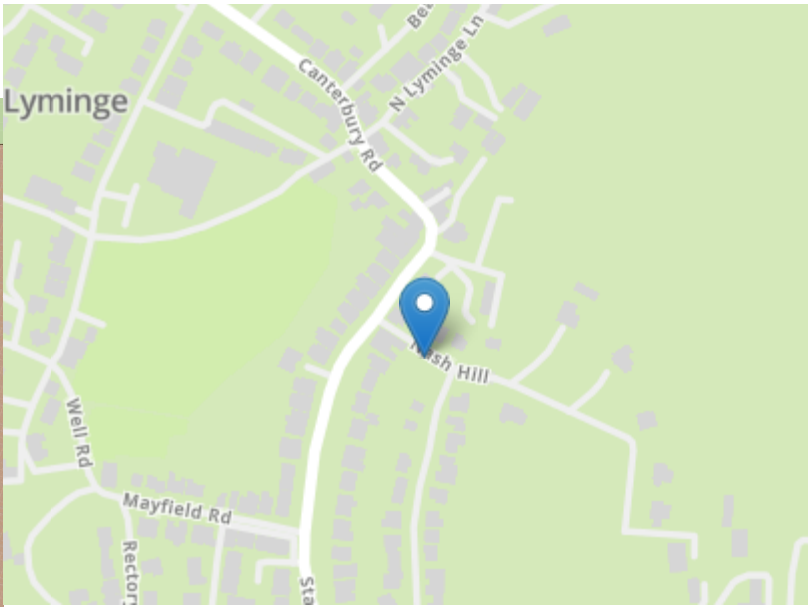
For on-site viewings by appointment, please contact Laing Bennett on 01303 863393.





Ground Floor Plan

As Proposed 1:50



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

