



Development Site - Planning for 9 Detached 5 Bedroom Houses

Old Rectory, Church Hill, Eythorne CT15 4AE



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

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Location

The site is located in the village of Eythorne, 13 miles South East of Canterbury and 7 miles inland from Dover, Deal and Sandwich. The nearest train station is at Shepherds Well (approximately 1.8 miles) which offers direct services to London Victoria via Canterbury East.

Description

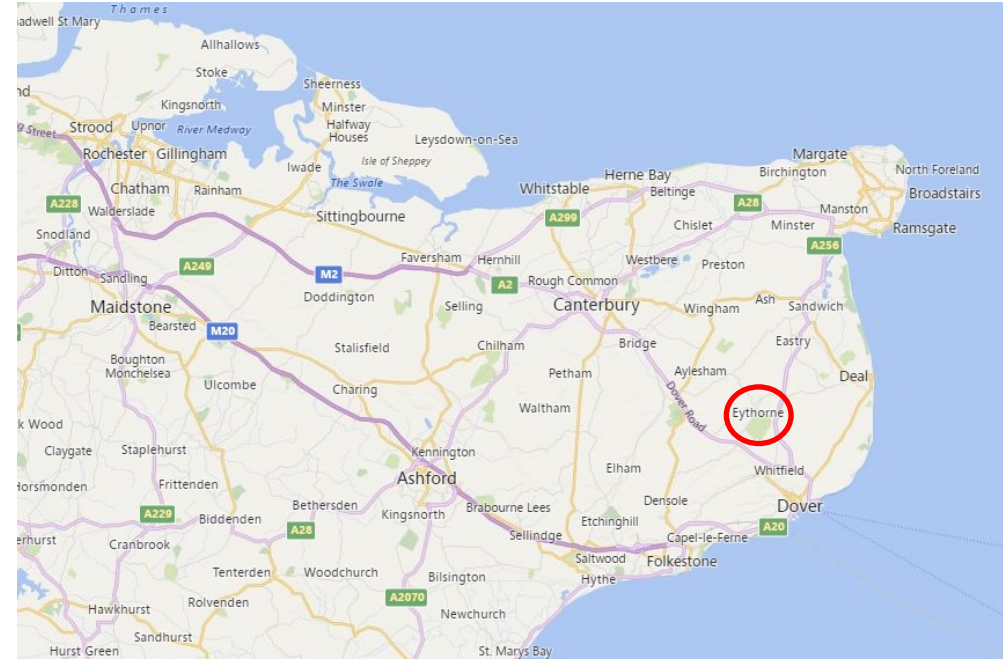
The site is accessed from Church Hill and is located adjacent to the St Peter & St Paul Baptist Church. The site is 1.8 acres (0.73 hectares) and is level scrub and grassland, formerly the garden area associated to the Old Rectory. There are a number of trees on the site, some which need to be removed as detailed in the planning consent but most are situated on the site boundary.

Planning

Dover District Council have granted planning consent and we are currently awaiting the formal decision notice. Planning Reference DOV/17/00246/FULL. The proposed consent includes;

- 2 No. 5 bed detached at 1,676 sq ft (155.7 sq m)
- 2 No. 5 bed detached at 1,993 sq ft (185.2 sq m)
- 3 No. 5 bed detached at 2,067 sq ft (192 sq m)
- 2 No. 5 bed detached at 2,293 sq ft (213 sq m)

A full complement of proposed plans and associated planning reports including topographical, arboricultural, reptile and tree report can be provided on request.



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Guide Price: £1,400,000

Additional Information:

The site can be seen from the roadside but to walk across the site please do contact the office and we can arrange access.

Tenure: The site is being offered on a freehold basis with vacant possession.

VAT: We understand that VAT is not payable

Viewings / Enquiries

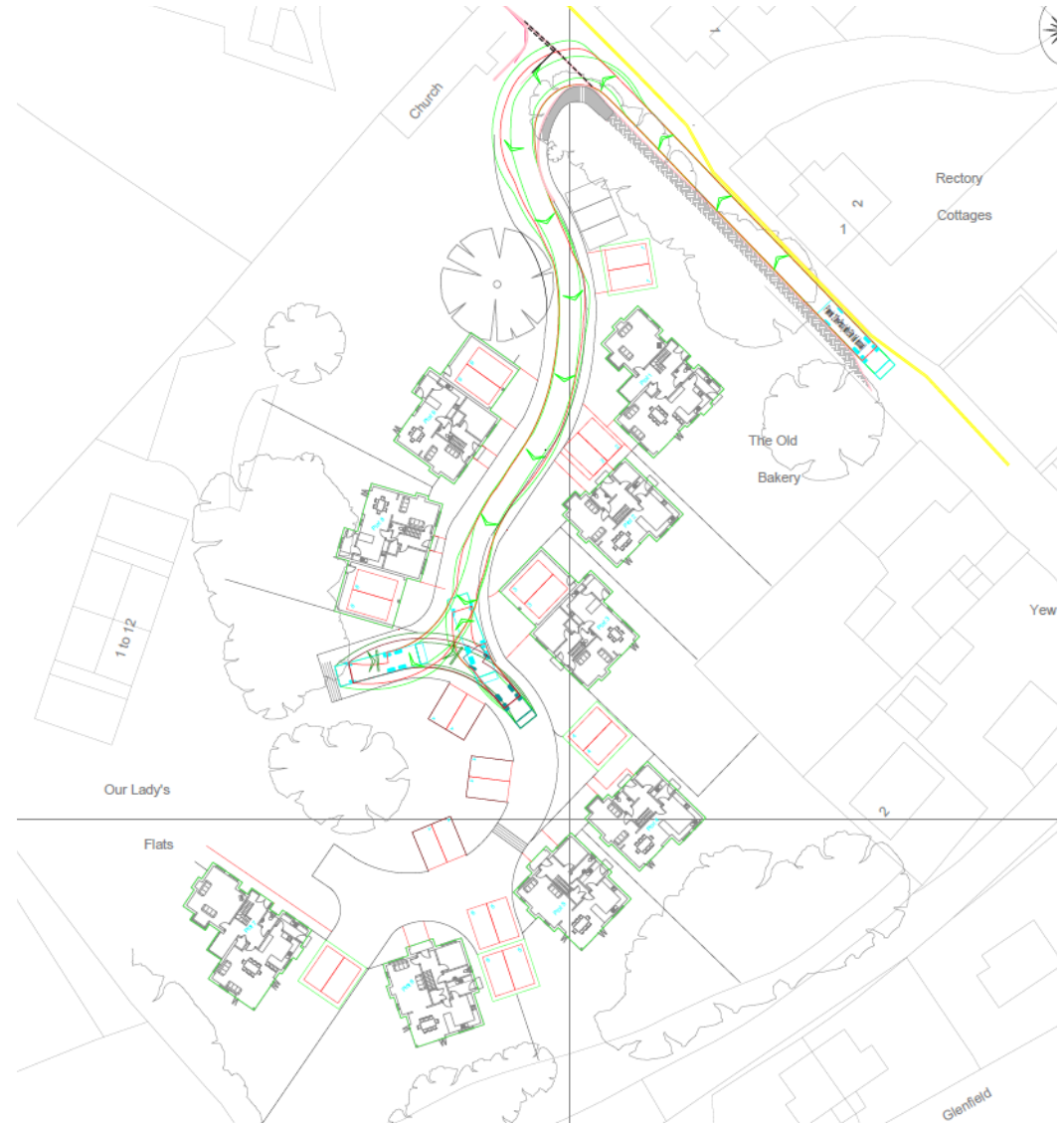
Viewings are strictly by appointment only. Please contact either

Mark Presland - mark.presland@sibleypares.co.uk

Matthew Sadler - matt.sadler@sibleypares.co.uk



Proposed Street Scene



Proposed Site Layout

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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