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Building Plots at Newlands Farm, Stoneheap Road, East Studdal

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Building Plots at Newlands Farm

Stoneheap Road, East Studdal, Dover, CT15 5BU

Guide Price of £450,000

Freehold (Vacant possession on completion)

An attractive development opportunity in a semi-rural location with planning permission for the construction of three well-proportioned detached dwellings.

Situated: The property is located to the east of East Studdal village, approximately 4.5 miles from Deal and 8 miles from Dover. Deal and Dover benefit from a wide range of shopping, educational and leisure facilities. The A256 can be joined at Tilmanstone (1 mile), connected to the wide southern motorway network. Dover Priory Train station allows easy access to London on the High-Speed service (65 minutes).

Location: What3Words///quicksand.rainwater.probe

Description: The site, which was previously a redundant farmyard, sits in a quiet yet accessible location with views over neighbouring farmland. The site extends to approximately 0.74 hectares (1.82 acres) and provides three generous plots.

Once constructed unit 1 will be a spacious detached property comprising a large open plan kitchen, dining, and living area with separate sitting room, utility, and WC on the ground floor. Situated on the first floor will be a master bedroom with en suite, three further bedrooms and a family bathroom.

Units 2 and 3 have a similar design and will include a large open-plan kitchen, dining and living area, family bathroom and two bedrooms (one en suite) to the ground floor and a master bedroom suite on the first floor with a walk-in wardrobe and en suite.

The site will have a private access from Northbourne Road.

Planning: Dover District Council granted consent for the construction of the three dwellings under reference 19/01473. A significant number of the conditions have now been discharged allowing an immediate start. Interested parties can access further information via the Planning Portal.

Restrictions and Covenants: The following covenants apply, or will be applied to the sale:
1. A restriction will be applied to the site preventing the development of more than 3 residential units.
2. The buyer will be granted any rights necessary over the adjacent land for the laying of services or discharging of planning conditions.
3. The buyer will be obliged to erect a suitable fence around the site within 12 months of completion.

Tenure and Possession
Freehold with vacant possession upon completion.

Method of Sale: Private treaty (with a right reserved to take the property to auction, formal or informal tender at a later date).

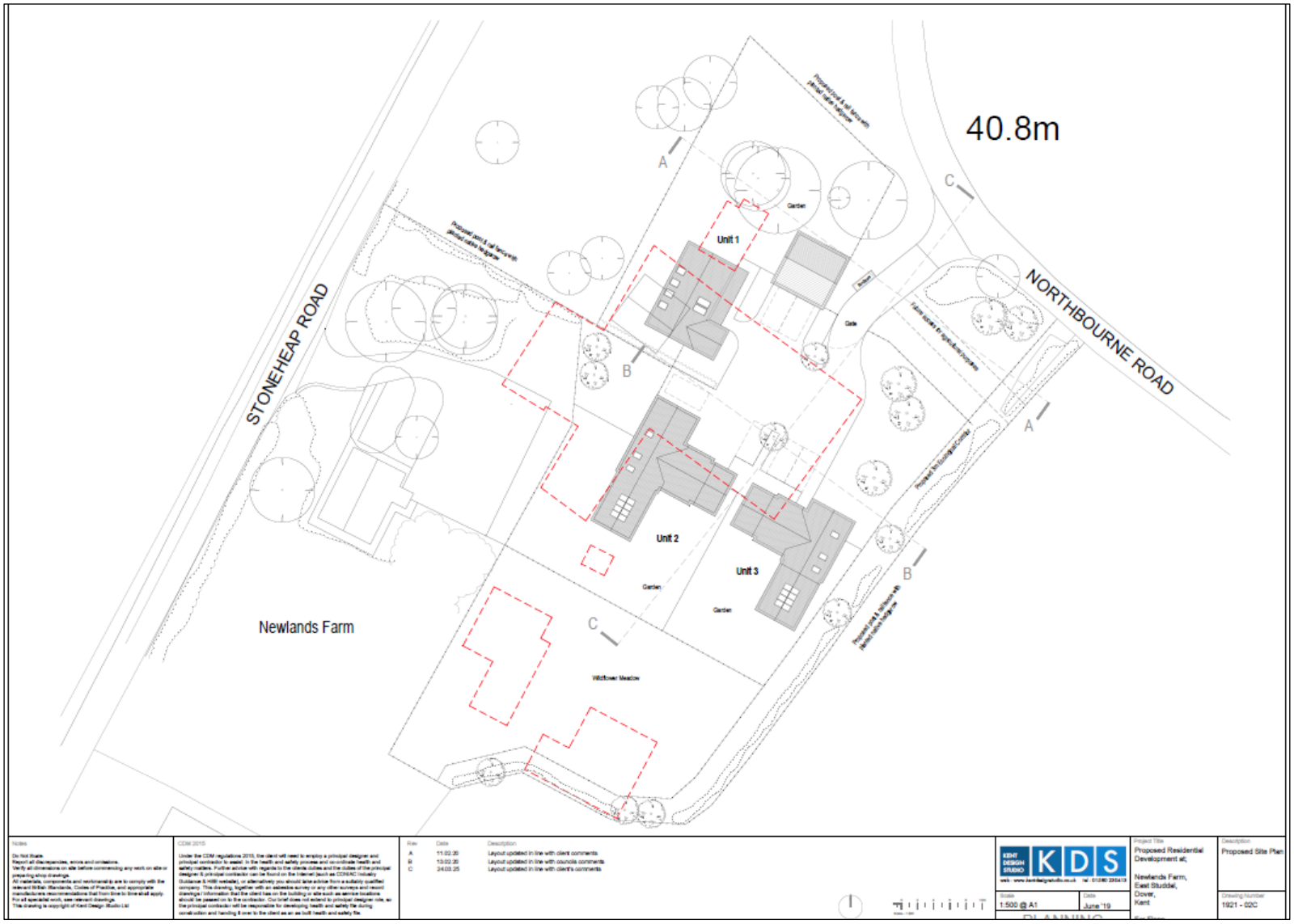
Wayleaves, Easements and Rights of Way: The property is sold subject to and with the benefit of all existing covenants, wayleaves, and rights of way, whether public or private specifically mentioned or not.

Services: Mains electric and water are available. Drainage will be facilitated via a package treatment plant. A telephone connection is available via nearby utility pole. None of these services have been checked or tested.

Boundaries and Acreages: The purchaser must satisfy themselves of the location of all the boundaries from their own inspection and from the Land Registry plans available. Areas are quoted for guidance purposes only and are given without responsibility which should not be relied upon as fact.

Purchaser Identification: In accordance with Anti-Money Laundering regulations, we are now required to obtain proof of identification and of funds prior to agreeing a sale.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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