

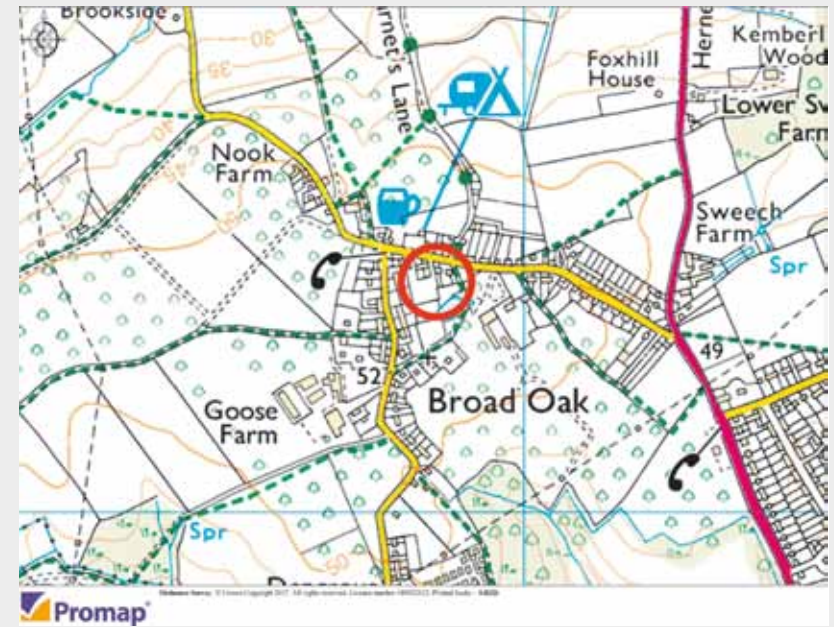


Land at Sweechgate Broad Oak, Sturry, CT2 0QR

This is a great opportunity to create quality family accommodation, in close proximity to the bustling city of Canterbury and all that it offers. This is a nice tidy site with planning permission granted for 6 semi detached dwellings with associated access and parking and the opportunity perhaps for more.

In total approx 0.32 Hectares

Guide Price £750,000

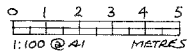


FRONT

SIDE

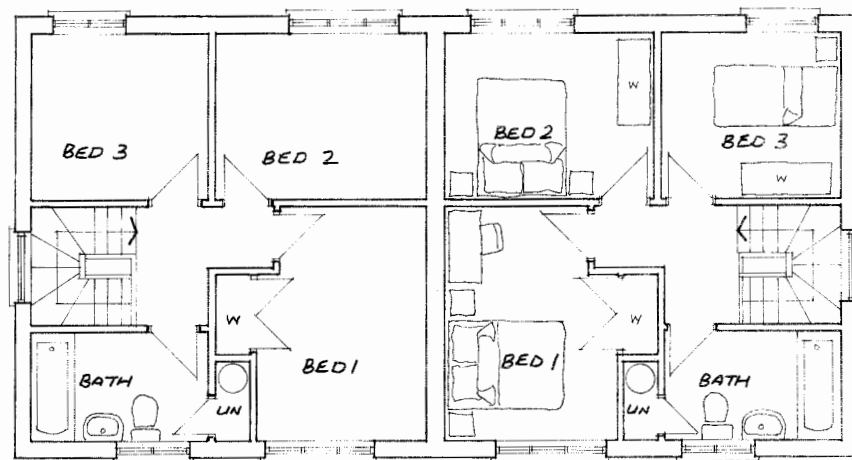
SIDE

REAR

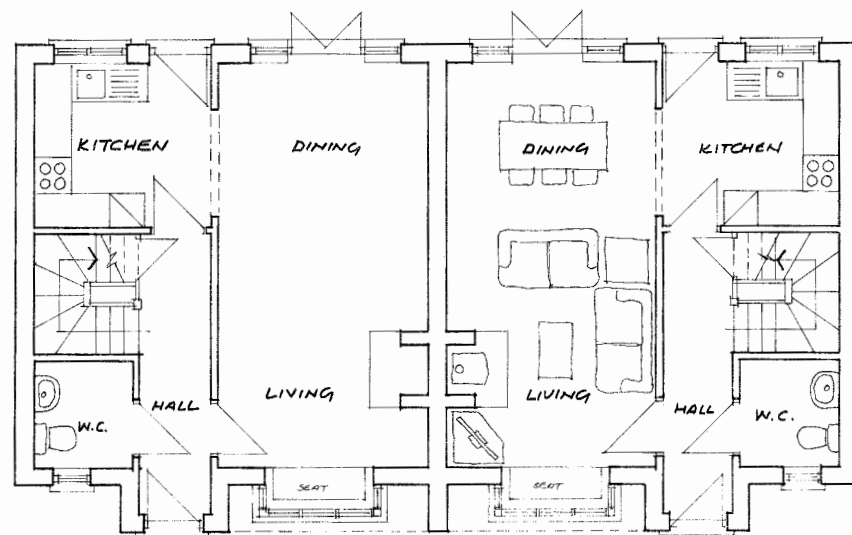


FINISHES

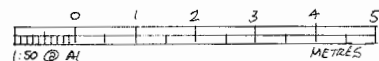
ROOF + HANGING TILES - SANDTOFT "VILLAGE" CLAY PLAIN TILES
BRICKWORK - 18 STOCK "CUMBERLAND BLEND"
WINDOWS - WHITE UPVC
DOOR - OAK



FIRST FLOORS



GROUND FLOORS



Situation

This site is situated on the outskirts of Sturry and within a few minutes of Canterbury city centre. Broak Oak has a range of local amenities including the train station in Sturry and the excellent Brogdale butchers and farm shop.

Planning Permission

Planning permission was granted for Proposed 6no. semi-detached dwellings with associated access and parking following demolition of existing garages access subject to conditions. Ref CA/16/02915 .

Legal and planning documents are available on our website under www.hobbspark.co.uk/library/sweechgate or under planning at Canterbury City Council website.

The Proposed Layout

The site has a shared access from Sweechgate road. The proposed plan shows four, 3 bedroom semi-detached properties tucked away to the right hand side of the site with parking spaces in front of each property.

The other two, 3 bedroom semi-detached properties front onto Sweechgate Road with their own access and parking to the front.

The site is generously spaced and includes good gardens and wildlife boundaries together with a new pond. All in all, if done well, it will create a very nice secluded development.

Subject to the necessary planning permission there maybe the opportunity to create a further two semi-detached plots in place of the current consented reserved parking for

the houses on Sweechgate Road. The detail of this part of the purchase will be discussed with interested parties and the vendor may consider an uplift payment arrangement.

Services

Prospective purchasers should please satisfy themselves as to the adequacy and availability of services to the site and similarly in respect of the foul drainage.

Viewing

Viewers may visit the site at any reasonable time unaccompanied, taking the usual care and respecting the neighbours please. **(Ref D303)**

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars 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.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Development Land

SPECIALIST DEVELOPMENT ADVICE



Directions

From Canterbury follow the A28 towards Sturry. Just as you cross the railway level crossing turn left up the hill on the A291 Herne Bay Road, after a short while the road will fork off, follow the road to the left towards Sweechgate. The site will be found on the left hand side just after the turning on the right to Barner's Lane.

The access is between 75 and 77 Sweechgate Road. **CT2 0QR** on your Satnav.

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