



East Studdal Nurseries

Downs Road, East Studdal, Dover, Kent CT15 5DB

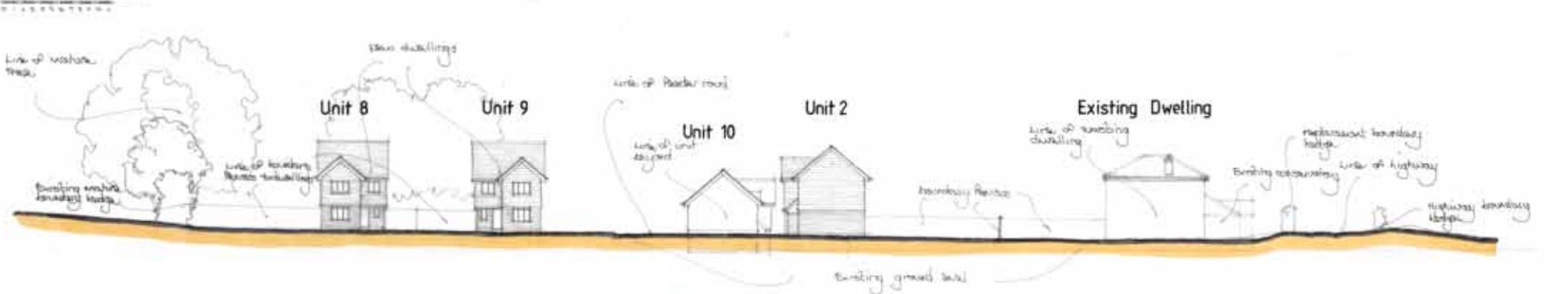
This site offers a good developer the opportunity to buy a house that has scope for refurbishment together with adjacent land which was part of a former nursery in a quiet, well located village in Kent. Planning permission for 10 detached houses is in the pipeline.

In total approx 0.99 hectares or 2.45 acres.

Guide Price £1,400,000



Scale 1:200 @A1





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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.

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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.

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Situation

The land is located on the edge of East Studdal village, deep in the East Kent countryside. The rural feel belies its easy access to the A256 and the very popular town of Sandwich to the North and Dover to the South. Travelling East to the coast and you soon bump in to Deal and Walmer and all the pleasant seaside qualities they bring.

Planning Permission

An application has been made for Outline Planning for the erection of 10 dwellings (existing nursery buildings to be demolished), with appearance, landscaping, layout and scale to be reserved. Indications are that the permission will be approved by delegated powers but is contingent on the requirement to register some of the land at the Land Registry. Once registered the S106 will be completed and the decision notice issued. We are therefore offering the site subject to the completion of that process which is all in hand. Useful planning and legal documents are available on our bespoke data room on our website under www.hobbsparker.co.uk/library/east-studdal

Other additional and background information will be found under planning at Dover District Council using Planning ref 18/00125.

The House

A 5 Bedroom detached house, originally built around 1920, extended since, with latest renewal in 2012. Double glazing and oil fired central heating throughout. Rear entrance to utility room, with oil fired boiler and large pressurized water tank. Modern kitchen with fitted units, hob, oven/extractor leading to open plan archway and living area. Cast iron stove fuelled by calor gas. 2 sets of double doors, leading to large conservatory with dining and seating area. Downstairs wet room off hallway. Further cosy lounge with mixed fuel/wood burning cast iron stove. Two large double bedrooms with a modern en-suite. Small double bedroom and two further single bedrooms. Family bathroom. Fully insulated loft.

Whilst the house is in generally good condition

there might be scope for a little refurbishment and rationalisation of the drive and associated buildings to prepare it for individual sale.

The Proposed Layout

The land, which we anticipate will have outline permission for ten detached houses, has good established boundaries and views to the rear over open countryside. The indicative layout shows that there is plenty of room for four bedroom houses with very generous gardens. There may be potential for more units but the site is a little constrained by the need for private drainage throughout and the resulting land required for the drainage field.

Access will be taken from the road running through the village. The internal estate road then will provide separate access to the existing house and the new units.

Services

As always prospective purchasers should satisfy themselves as to the appropriate availability of the services. However, the Utilities Statement suggests that mains water and electricity are available but not mains gas or drainage.

Viewing

Please contact us to make an appointment to view the property. **Ref: D274**

Directions

From Ashford head out on the M20 towards Dover. After Junction 13 stay in the left hand lane and take the exit after the tunnel. At the roundabout take the first exit onto the A260 then take the first left onto Alkham Valley Road. Continue on Alkham Valley Road until you get to Kearsney, at the end of the road, turn right onto London Road. At the roundabout take the first exit towards Whitfield Hill/A256. At the next roundabout take the second exit onto Sandwich Road. Continue to the end of the road and turn left onto the A256. At the roundabout take the third exit. At the end of the road turn left and then immediately right onto Strakers Hill. Continue on this road and East Studdal Nurseries will be found on your left just a short distance after East Studdal Church Hall.

