



Enbrook Valley,

£120,000

- Plot Of Land For Sale
- Sought After Cheriton Location
- Lapsed Planning Permission
- EPC - Exempt



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Enbrook Valley, Folkestone, Kent

£120,000

An excellent individual building plot located in the sought after Enbrook Valley area with lapsed planning permission for the construction of a single dwelling. The plot, previously had approved planning permission in 2005 for a single dwelling and now provides the opportunity for any discerning purchaser to put their own stamp on this plot of land.

LOCATION

Being only about 2 miles from Folkestone town centre and within one mile of Folkestone West Station where the High Speed Link service to London, St Pancras is available (commuter times of under an hour). The motorway link is served by the nearby M20 (Junction 12), with the continent easily accessible via the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1, 3 and 5 miles away respectively. The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short stroll away. The village of Sandgate offering a range of independently owned shops, bars and restaurants are again only a short walk away. There are a number of good/outstanding schools in the vicinity, including the much sought after Sandgate Primary School along with the boys' and girls' grammar schools.

PLANNING

The plot of land previously had full planning permission which has now lapsed. A copy of the planning permission can be found on

Folkestone & Hythe council website under reference Y05/0912/SH.

SERVICES

As always prospective purchasers should satisfy themselves as to the appropriate availability of the services.

EXCHANGE

It would be expected that an exchange of contracts takes place within 28 days of offer acceptance.

AGENTS NOTE

Please note, the attached plan is given as a guide only. The formal title plan can be provided upon request from the branch.

EPC RATING

EPC - Exempt

Planning Permission

Planning permission may be possible, but this has not been investigated and no warranty is implied.



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.