



Mill Lane Development Land

Hawkinge

Folkestone, Kent CT18 7BY

This is a cracking little development site. Access is from a quiet lane and the site feels secluded with mature boundaries. The land extends to 2.80 acres. Planning permission has been granted for 14 houses and the S106 agreement is signed. The layout, landscaping and detailed design are in your hands. It will make a very saleable individual development.

Offers Invited for the Freehold





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.



Situation

The land is located just off Mill Lane in Hawkinge, near Folkestone. It is within easy walking distance of all the local village amenities including the local primary school, shops, community centre and bus stops. It is very well situated for families.

For those needing to get away to work in the morning it is literally a couple of minutes drive to the roundabout giving access to the A260 into Folkestone and the A20 leading East to Dover and West via the M20 to Ashford.

Planning Permission

Outline planning permission was granted, subject to conditions, by Shepway District Council on 29th July 2016 under application reference Y15/0741/SH for the Residential Development (14 Houses) with access details. All other matters (appearance, landscaping, layout and scale) reserved for future consideration.

The Section 106 agreement has been engrossed and signed.

All the necessary legal and planning documents are available on our website under www.hobbsparker.co.uk/library/mill-lane

Any additional or background information will be found on the planning portal at Shepway District Council.

The Proposed Layout

The layout shown on the plan is for illustrative purposes and the buyer will be at liberty to design their own layout. It does however illustrate that there is plenty of room to create a well spaced individual development. Hawkinge has seen a lot of larger scale residential development and this smaller site will therefore stand out as something different and may well consequently attract a premium.

The new access has all been designed and agreed and the necessary land will be included in the sale.

Services

Prospective purchasers should please satisfy themselves as to the adequacy and availability of services to the site. Some useful information can be found on our website.

Viewing

Viewers are welcome to visit the site unaccompanied at any reasonable time, taking the usual care.

Directions

The site is easy to find from the A20, from either direction. Leave the A20 and head towards Hawkinge. From the roundabout, take the old road, White Horse Hill, A260 into Hawkinge village. Look out for the turning into Mill Lane on your right hand side next to the Primary School. Continue along Mill Lane for approximately 300m and you will find the site on your left hand side.

Illustrative Layout

Land at Mill Lane, Hawkinge, Kent

Kettle Trust



HOBBS • PARKER
Development Land

Ashford Office
Romney House
Orbital Park
Ashford TN24 0HB
01233 506220