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High Meadow Sandling Road Saltwood Hythe

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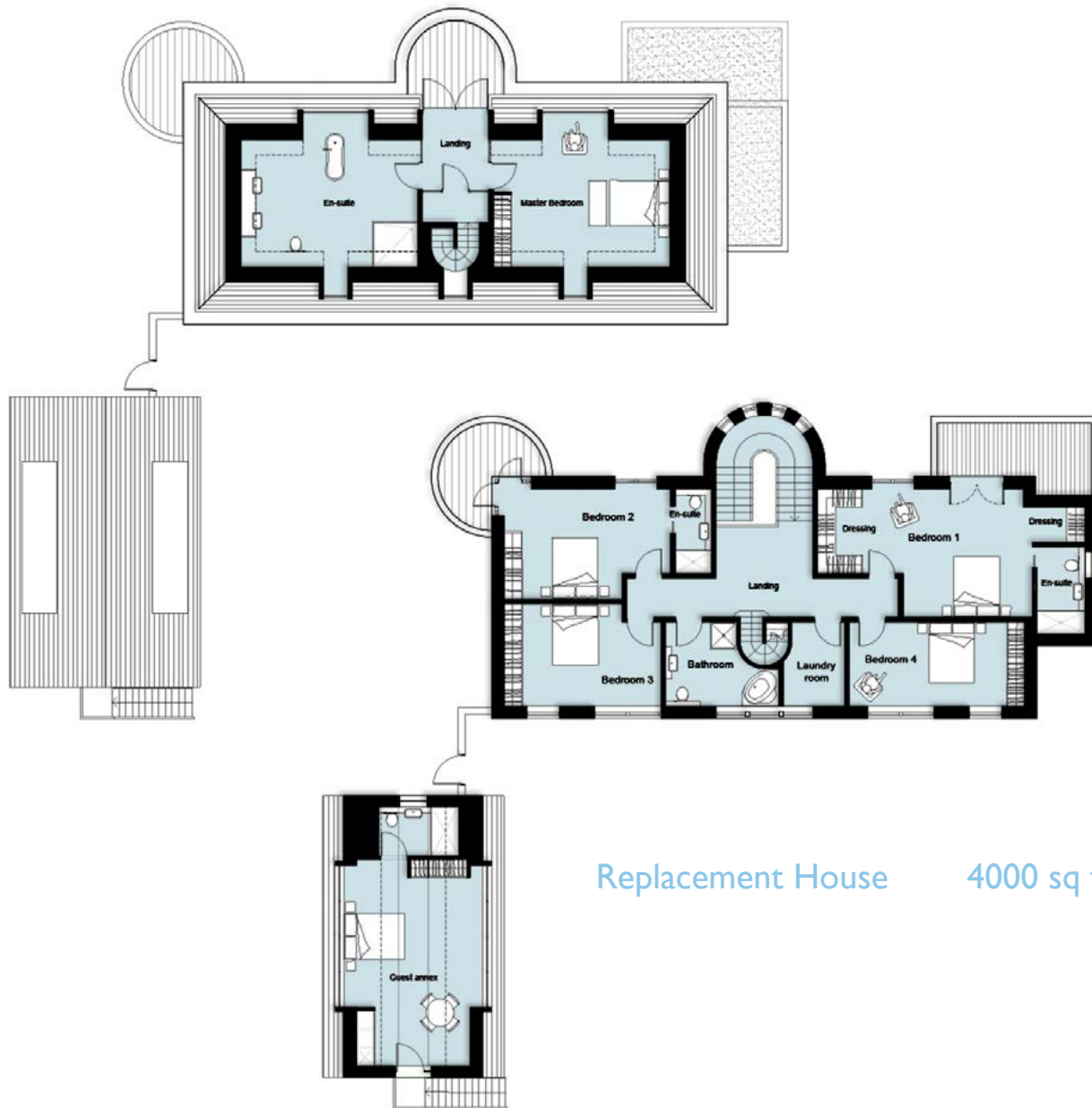


## High Meadow Sandling Road Saltwood, Hythe, Kent CT21 4QJ

An exclusive development site in an outstanding location with planning permission for a superior detached Georgian style family house (circa 4000 sq ft) with triple garage and annexe above, together with two further detached dwellings, both with off road parking and gardens. Located within this much desired village and just a mile away from the coastal Town of Hythe.

The total plot measures about 0.93 of an acre.

**Guide Price: £1,100,000**



Replacement House 4000 sq ft



### Communications

- Saltwood immediate vicinity
- Channel Tunnel 2 miles
- Sandling station – 1.6 miles
- Ashford Int. station (HS1)  
(to London St. Pancras) 11.4 miles
- Canterbury 17.2 miles

### Situation

High Meadows is located in the highly desirable village of Saltwood, only one mile from Hythe Cinque Ports Town.

The plot enjoys complete seclusion and is quite a rarity being in an area of Outstanding Natural Beauty.

A number of popular pubs and eateries can be found in the surrounding area along with fantastic communication links within just a couple of miles including the M20 motorway at Jct. 11, the Channel Tunnel and mainline railway stations connecting with Ashford International along with a choice of HSI services from either Folkestone West or from Ashford - 58 minutes or 38 minutes to London St Pancras respectively.

The nearby B2068 Stone Street provides a straightforward route to the City of Canterbury with its many cultural interests, Universities and excellent choice of independent schools.

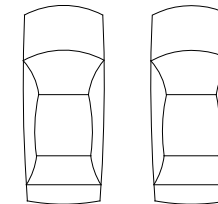
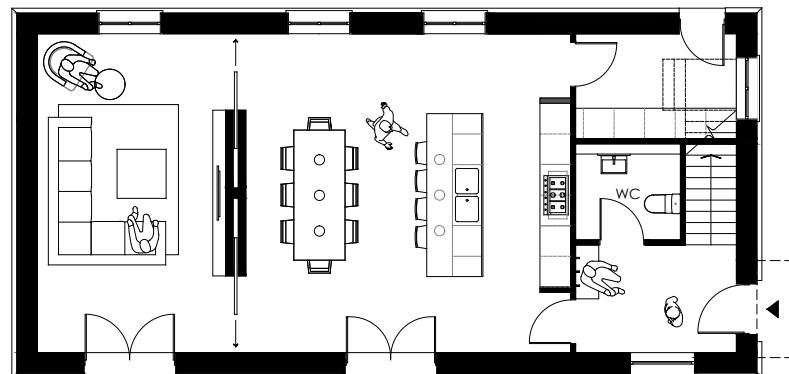
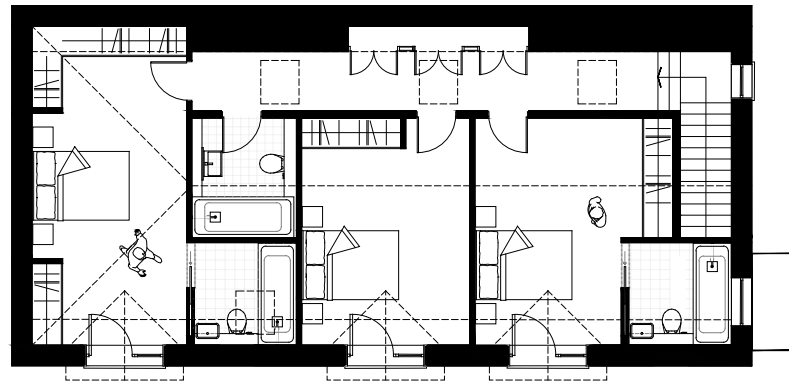
Leisure amenities can be found within the locality including Sene Valley and Etchinghill golf clubs as well as bathing beaches along the coast at Hythe, Sandgate and Folkestone.

The thriving coastal Town of Folkestone is enjoying a renaissance and increasingly attracting interest for its exciting Arts Quarter and Harbour Arm amenity.



House I

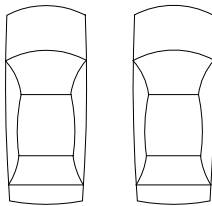
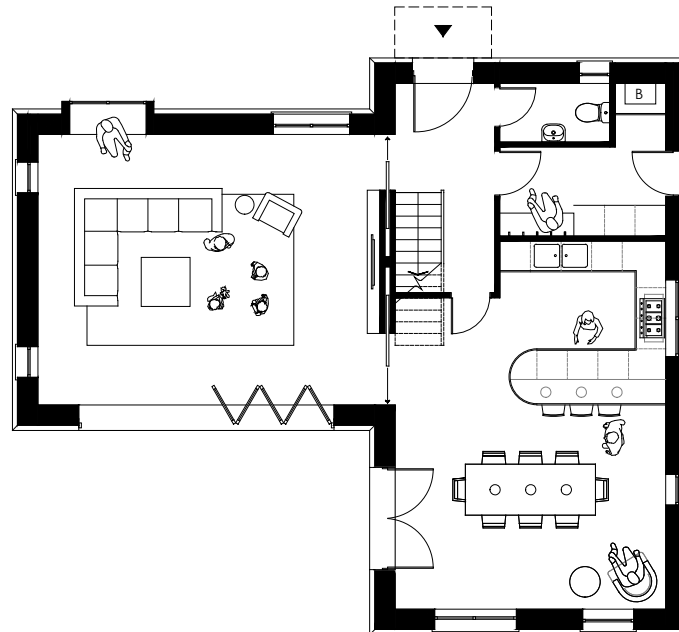
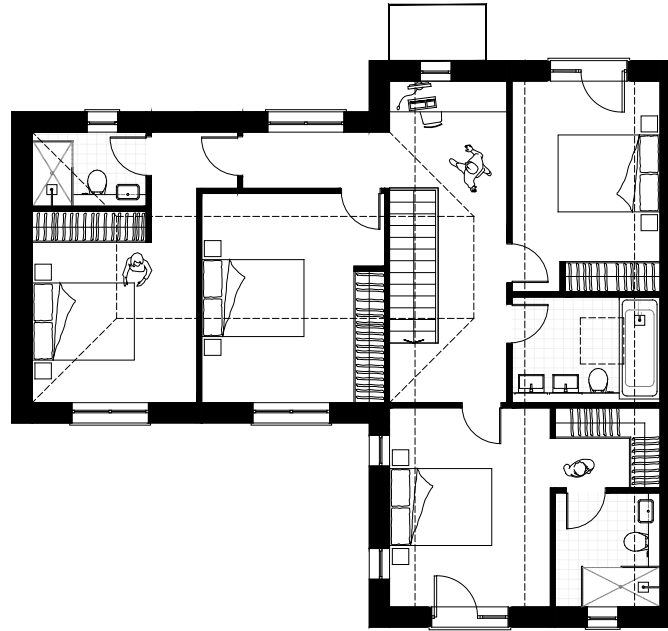
1760 sq ft





House 2

1940 sq ft



### Development site

The site occupies a well secluded plot of about 0.93 of an acre and has two access points off the main road so that one will be solely for the main residence being a replacement of the existing fire damaged property, and then two new builds sited in the rear garden. This small exclusive development is anticipated to have high end appeal being within easy reach of local amenities.

### Planning permission - High Meadow

An application was granted on 11 August 2023 under Folkestone & Hythe District Council Application Number 23/0159-FH for the proposed replacement dwelling (involving the demolition of the existing fire damaged property) plus two additional dwellings to the rear of the site and associated external works.

### Services

Main services are connected to the site but buyers are to make their own investigations.

### Community Infrastructure Levy

There is a Community Infrastructure Levy of £29,959.44

### Further information

Full details of the planning applications can be accessed on the Folkestone & Hythe Council website under the above application number.

### Directions

**Satnav CT21 4QJ**

### Viewing

The site may be viewed strictly by appointment only, please call our office on 01233 506260 or 01580 766766 to make an appointment.



PROPOSED SITE PLAN 1:200 (B/A1)



## 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.







  
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### Boundaries/Acreage

The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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