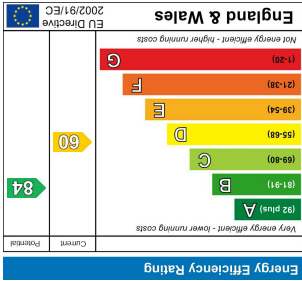
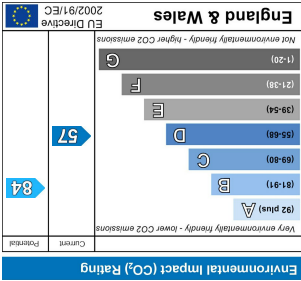
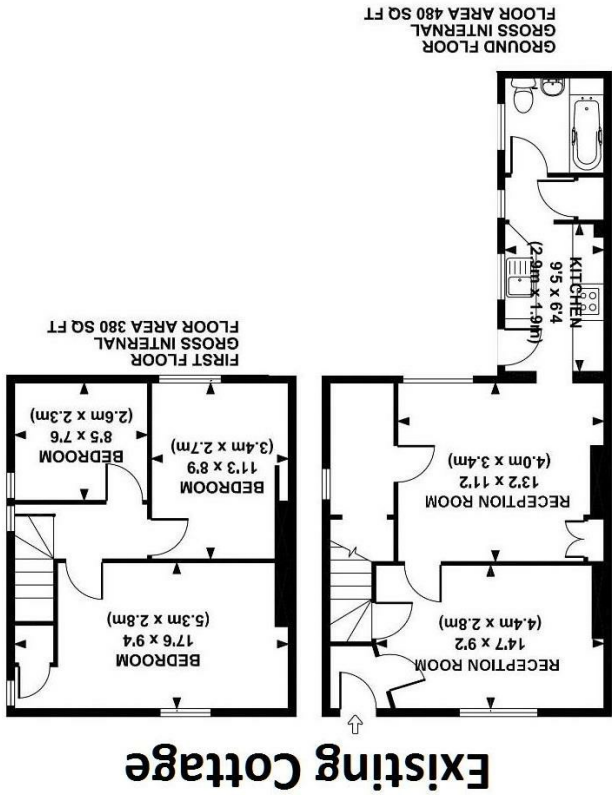


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



APPROX. GROSS INTERNAL FLOOR AREA 860 SQ FT / 80 SQ M
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This floorplan is for illustration purposes and may not truly reflect design or dimensions and should not be used for valuation or condition purposes



miles & barr
YOUR PROPERTY AGENT

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LAND AT 10 CHEQUER LANE
CANTERBURY

OFFERS IN EXCESS OF £300,000

- Three Bedroom Semi-Detached Cottage
- Planning Permission For Brand New Three Bedroom Property
- Planning Permission For Driveway Parking
- Refurbishment or Rental Opportunity
- Would Suit Developer or Private Family
- Popular Village Location
- Good Local Amenities and Bus Route

ABOUT

****Development, Land and Rental Opportunity****

Miles and Barr are delighted to be offering to the market this three bedroom cottage plus planning permission for additional three bedroom property. This a flexible opportunity for a new build site and the existing house can be a refurbishment project or rental investment.

The current dwelling benefits from character features throughout and the downstairs accommodation comprises two reception rooms, one of which could be extended with a few simple changes, kitchen and bathroom. There are two double bedrooms and a single to the first floor, with the opportunity to add a bathroom if desired.

This site offers various opportunities as the current owners have planning permission to build a brand new three bedroom end of terrace property. The new property would offer open plan living, two bathrooms and three bedrooms. The site also has permission to add driveway parking. Dover Council planning reference no: 18/01109.

Ash is a highly desirable village with two primary schools, village pub, shop, pharmacy and a good bus service.

For further information or to arrange a viewing please call 01227 200600

LOCATION

The village of Ash is situated to the east of the Cathedral city of Canterbury, and is within 3 miles to the Cinque Port of Sandwich. There are two local pubs, a Post Office, primary school and several shops all on hand, and within a matter of minutes you can be taking a stroll through the beautiful Kent countryside.

SURROUNDING AREAS

The property is situated within approximately 9 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORT AND LOCAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

COMMUNICATIONS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

DESCRIPTION

GROUND FLOOR

Entrance Hallway

Reception One 14'7" x 9'2" (4.45m x 2.79m)

Reception Two 13'2" x 11'2" (4.01m x 3.40m)

Kitchen 9'5" x 6'4" (2.87m x 1.93m)

Bathroom

FIRST FLOOR

Bedroom 17'6" x 9'4" (5.33m x 2.84m)

Bedroom 11'3" x 8'9" (3.43m x 2.67m)

Bedroom 8'5" x 7'6" (2.57m x 2.29m)

OUTSIDE

Planning Permission For Three Bedroom Property

