



CHRISTOPHER HODGSON

Whitstable

Potential Building Plot adjacent to 73 Joy Lane, Whitstable, Kent, CT5 4DE

Freehold

An exceptionally rare opportunity to acquire a potential development site in a prime sea facing position on the seaward side of Joy Lane, one of Whitstable's most desirable roads. The site is within walking distance of the beach and accessible to the town centre, highly regarded schools, bus routes and Whitstable station (1.3 miles).

The site, which enjoys a frontage of approximately 62ft (19m) to Joy Lane and an overall depth in the region of 167ft (51m), offers considerable scope for re-development with one or more new dwellings (subject to all necessary consents and

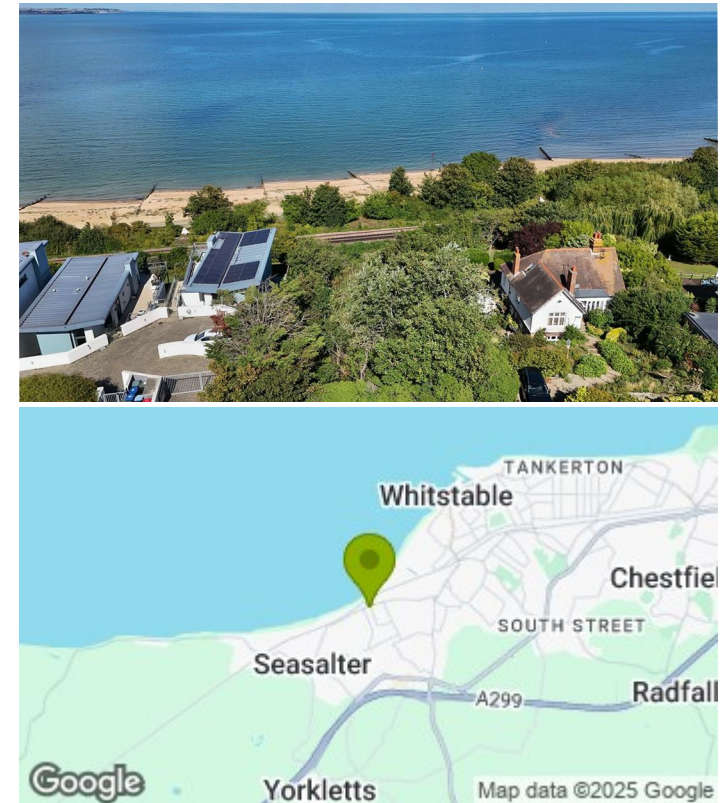
approvals being obtained), which would benefit from magnificent views of the sea and across Whitstable bay. Inspiration can be drawn from recent developments in the immediate vicinity.

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council; www.canterbury.gov.uk/planning.

LOCATION

Joy Lane is one of the most favoured locations in Whitstable, a charming and fashionable town by the sea which boasts a varied array of delicatessens, popular public houses, highly-regarded restaurants and boutique shops. The town also enjoys a variety of educational and leisure amenities including sailing, watersports and bird watching, as well as the working harbour for which the town has become renowned. Whitstable mainline railway station provides frequent services to London (Victoria) approximately 90mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.





Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

EPC = Exempt

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