



CHRISTOPHER HODGSON

Whitstable

Development Site at Smeeds Farm, Church Street, Whitstable, Kent, CT5 1PJ

Freehold

An exciting opportunity to acquire a residential development site with planning permission, subject to conditions, for the construction of nine dwellings with associated parking and landscaping. Occupying a highly desirable position on Church Street, one of Whitstable's most sought-after locations, the site extends to approximately 188ft (57m) of frontage and 402ft (122m) in depth and is currently occupied by redundant commercial/light industrial buildings together with areas of hardstanding and grassland.

The approved scheme provides for the construction of nine dwellings comprising one three-bedroom bungalow, six three-bedroom houses and two two-bedroom houses. Each dwelling benefits from associated parking and private amenity space, creating an attractive and well-integrated residential development within easy reach of Whitstable town centre, the seafront and the railway station.

Further information is available via Canterbury City Council under planning reference CA/25/00585.

LOCATION

Church Street is one of Whitstable's most highly regarded locations, conveniently situated for access to Whitstable and Tankerton town centres, local schools, shops, restaurants and the seafront. Whitstable is a fashionable town by the sea renowned for its working harbour, highly regarded restaurants, independent shops and watersports facilities. Whitstable railway station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service offers access to London St Pancras in approximately 73 minutes. The A299 is easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

PROPOSED DWELLINGS

Units 1-6 Inclusive

- 92.08 sq m (991.2 sq ft)
- Semi-detached houses
- Three bedrooms, one bathroom, two parking spaces

Units 7 & 8

- 85.63 sq m (921.17 sq ft)
- Semi-detached houses
- Two bedrooms, one bathroom, one parking space

Unit 9

- 101.29 sq m (1090.26 sq ft)
- Detached bungalow
- Three bedrooms, one bathroom, two parking spaces









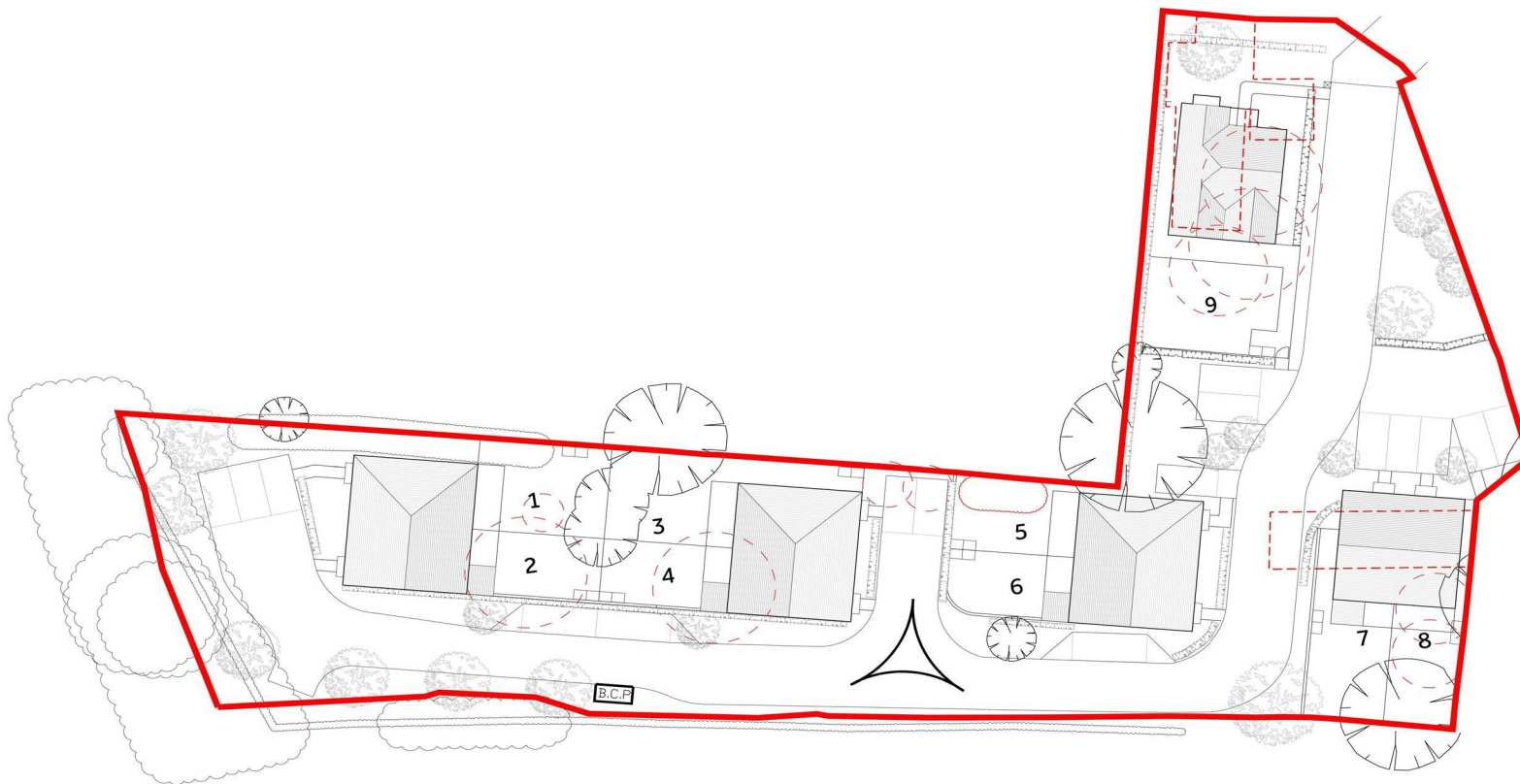
Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

Not Applicable

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