



## Land to Rear, 37 Eddington Lane, Herne Bay, CT6 5TT

£220,000



An excellent opportunity for a developer to secure a well-proportioned residential development site under an Option Agreement, minimising risk while maximising planning uplift potential.

The site comprises an approximate plot of 16 metres wide by 51 metres deep, offering a strong and versatile footprint suitable for high-quality residential development (subject to planning consent). The generous frontage and depth provide flexibility in layout and design, making the plot attractive for bespoke residential development within a desirable setting.

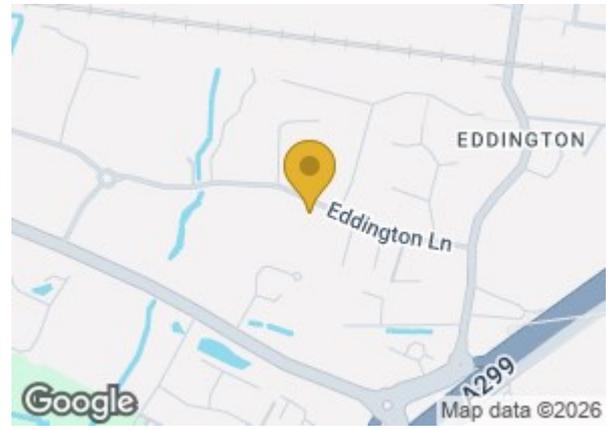
The opportunity is offered on an Option Agreement basis, allowing a developer to secure exclusive rights to purchase the land at an agreed price, subject to obtaining satisfactory planning permission. This structure enables the developer to carry out full due diligence, surveys, design development, and submit a planning application without committing to full acquisition until planning consent is achieved. It is a commercially sensible and low-risk entry strategy.

Planning will be submitted to Canterbury City Council, and the scheme will be designed in accordance with local planning policy and development guidelines. The transaction will be strictly subject to obtaining satisfactory planning consent.

- Approximate plot size of 16 metres wide x 51 metres deep, offering strong development proportions
- Offered on an Option Agreement basis, reducing upfront acquisition risk.
- Subject to obtaining satisfactory planning consent.
- Planning application to be submitted to Canterbury City Council.
- Developer to fund and manage all planning, surveys, and due diligence.
- Exclusive right to purchase at an agreed price upon securing planning approval.
- Developer to liaise with landowners regarding removal of the existing garage.
- Title and plot to be formally split in accordance with HM Land Registry requirements.
- All legal documentation to be professionally drafted via solicitors.
- Cooperative landowners and clear structure create a clean, low-risk development opportunity.

### Viewing

Please contact our Zest Homes Sales & Lettings Office on 01227 949291 if you wish to arrange a viewing appointment for this property or require further information.



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