



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**Four Acres Dean Lane**  
Luddesdown, Gravesend, DA13 0BS  
**Guide Price £510,000**



- 4 Acres Of Land With Development
- Planning Permission Approved
- In An Area Of Natural Outstanding Beauty
- Single Storey Dwelling In Situ

## DESCRIPTION

GUIDE PRICE: £510,000 (FREEHOLD)

Approximately 4.19 acres of land for sale in a desirable rural area close to Luddesdown. A single dwelling currently in place and planning permission approved for the existing dwelling to be demolished and plans for 2 x 2 bedroom, 2 bathroom bungalows to be built. This is a perfect investment opportunity for developers looking for a new project.

## LOCATION DESCRIPTION

In an area of natural outstanding beauty close to Luddesdown with very little development in the area. Luddesdown village hall is only 1.3 miles away with village pubs and a cricket ground nearby. The A2 is only 2.4 miles away with links to London and the M25.

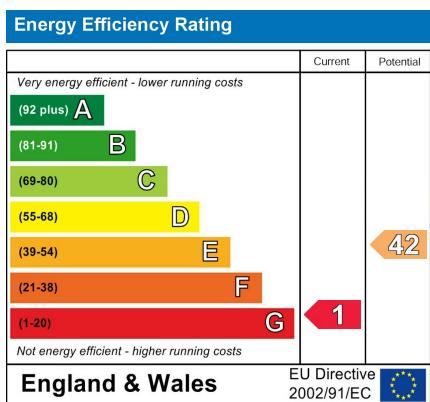
## PLANNING PERMISSION

Planning has currently been granted through Gravesham Borough Council and more details can be found on their planning website. Please note planning permission is due to lapse as of 4th May 2023

<https://www.gravesham.gov.uk/planning>

Planning Reference - 20200230

## Energy Efficiency Graph



## Viewing

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

**Sealeys Walker Jarvis**  
184 Parrock Street  
Gravesend  
Kent  
DA12 1EN  
[www.sealeys.co.uk](http://www.sealeys.co.uk)



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.