

Property Particulars

WUN ACRE

STODMARSH ROAD, CANTERBURY, CT3 4AR

**RARELY AVAILABLE DEVELOPMENT SITE
SURROUNDED BY FIELDS FOR SALE**



TERMS:

The site is to be sold in its existing condition with full vacant possession.

PRICE:

We are instructed to offer this freehold parcel of land at **£250,000 (TWO HUNDRED AND FIFTY THOUSAND POUNDS)**, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden on 01843 841123.

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SITUATION:

The plot is found on Stodmarsh Road close to its junction with Moat Lane, in a rural location surrounded by fields. Within approximately 100m is Stodmarsh's playing fields and Trenley Park riding school and stables.

Canterbury City Centre is within a 12 minute drive (3.6 miles) of the plot, with Sturry railway station with regular services to London Charing Cross in approximately 1 hour 17 minutes.

DESCRIPTION:

The site is currently a cleared plot of grass land with some mature trees to the front of the plot along the road and to the very rear of the site. The land comprises a total of approximately 0.5 acres (0.2 hectares).

The site has a road frontage (Stodmarsh Road) of approximately 16 meters (52'6) and a depth of 90 meters (295'4).

PLANNING:

The plot comprises a parcel of cleared land which is being sold without any residential planning consent. The owners would consider a subject to planning transaction if required.

Interested parties are advised to make their own enquiries to the planning department of Canterbury City Council on 01227 862000.

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement. Clarke & Crittenden is the trading name of Crittenden Commercial Limited. September 2017