



125

— YEARS OF —

**Lambert
& Foster**



**145 BARTON HILL DRIVE, MINSTER ON SEA,
SHEERNESS, KENT ME12 3LZ**



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& Foster**



TRANSPORT LINKS: CONVENIENT ACCESS TO THE A249 ENSURES QUICK CONNECTIONS TO SITTINGBOURNE, MAIDSTONE, AND THE M2/M20 MOTORWAYS. COMMUTERS WILL ALSO BENEFIT FROM NEARBY RAIL LINKS OFFERING DIRECT SERVICES TO LONDON.

145 BARTON HILL DRIVE, MINSTER ON SEA, SHEERNESS, KENT ME12 3LZ

A rectangular site situated adjacent to a residential housing estate and commercial premises to the south. The site is accessed directly off Barton Hill Road. The greenfield site has outline planning permission for 4 detached dwellings.

GUIDE PRICE £450,000



LOCATION

Barton Hill Drive is located on the immediate southern side of the growing town of Minster on Sea on the Isle of Sheppey. Minster on Sea is located on the north coast of the Isle of Sheppey with access to beaches and coastal walks and offers easy access to the A249, M2 and onward links to the M20 motorway. The railway station at Sheerness connects through

to Sittingbourne with its onward connections to central London stations and the coast. The island has an internationally renowned nature reserve at Elmley and at the eastern end of the island is the Swale National Nature Reserve with its views towards the Kent Coast.

DESCRIPTION

The indicative scheme shown on the approval is summarised below.

■ Plot H1

A detached 3 bedroomed house 84.5 sq m / 909 sq ft.

■ Plots B1 -B3

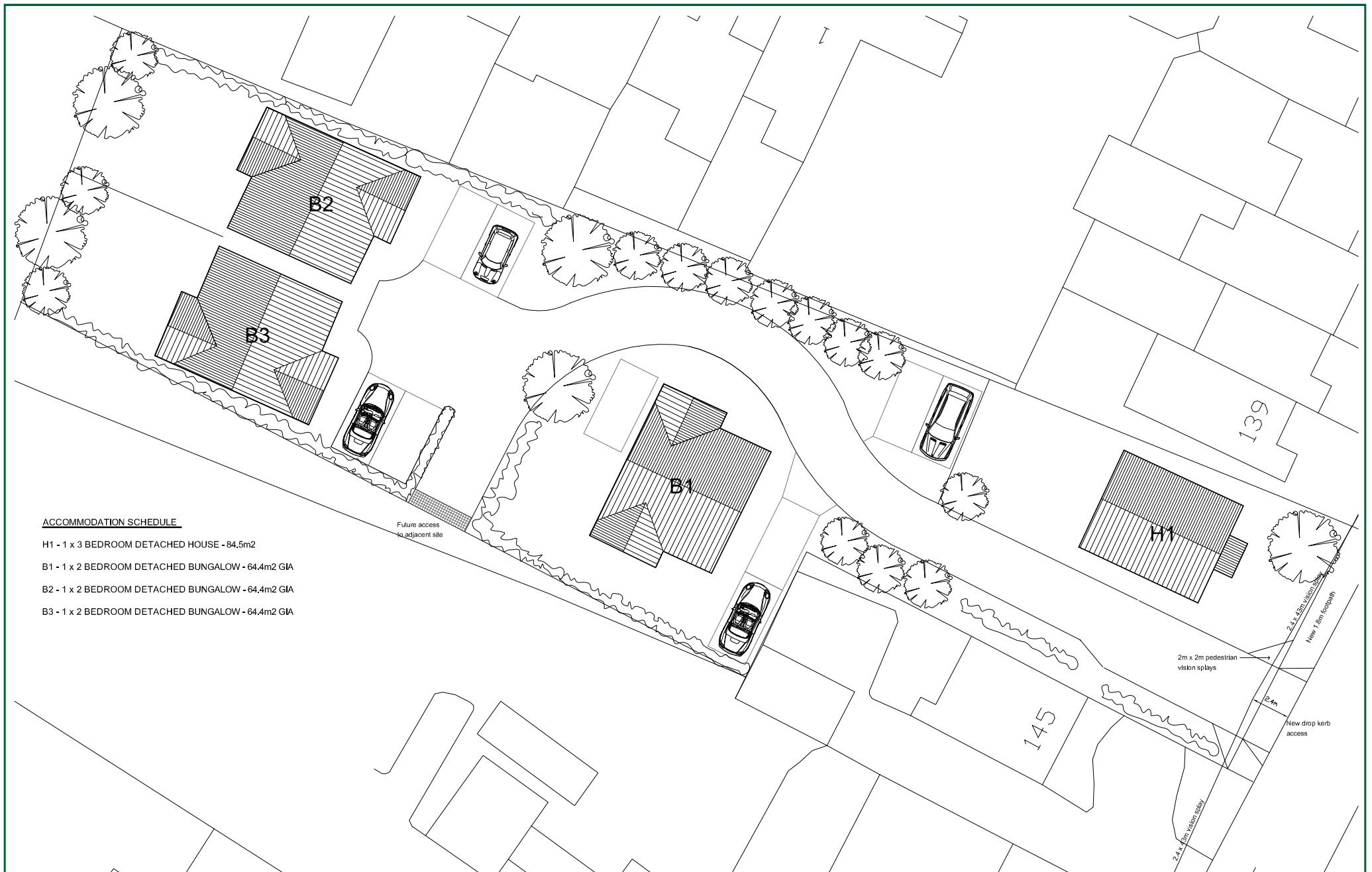
Three identical 2 bedroomed detached bungalows, each 64.4 sq m / 693 sq ft. The bungalows are located to the rear of the site and each of the dwellings is shown to have 2 outside car parking spaces. Provision has been made for the possibility of access through the proposed new driveway to access land being retained to the south. The vendors will reserve a right of way.

PLANNING

The site being sold benefits from outline planning permission for 4 dwellings as previously described with consent having been granted, subject to conditions, by Swale Borough Council on the 19th April 2024 Ref 22/500617/OUT.

“Outline application with access matters sought for a residential development of the site to provide 4 dwellings (matters of appearance, landscaping, layout and scale are reserved for future considerations).”







METHOD OF SALE: Unconditional offers are invited for the freehold interest.

VIEWING: Viewing at any reasonable time during daylight hours having notified the selling agents Lambert and Foster's Paddock Wood Office 01892 832325 (option 3). Contact Antonia Mattinson or Alan Mummery.

WHAT3WORDS: sweated.subway.rotations

TENURE: The freehold of the site is being sold with vacant possession on completion.

SERVICES & UTILITIES: The site adjoins residential development so mains water, electricity and drainage are available adjacent to the site. Purchasers should however rely on their own enquiries as to the suitability and availability of local connections.

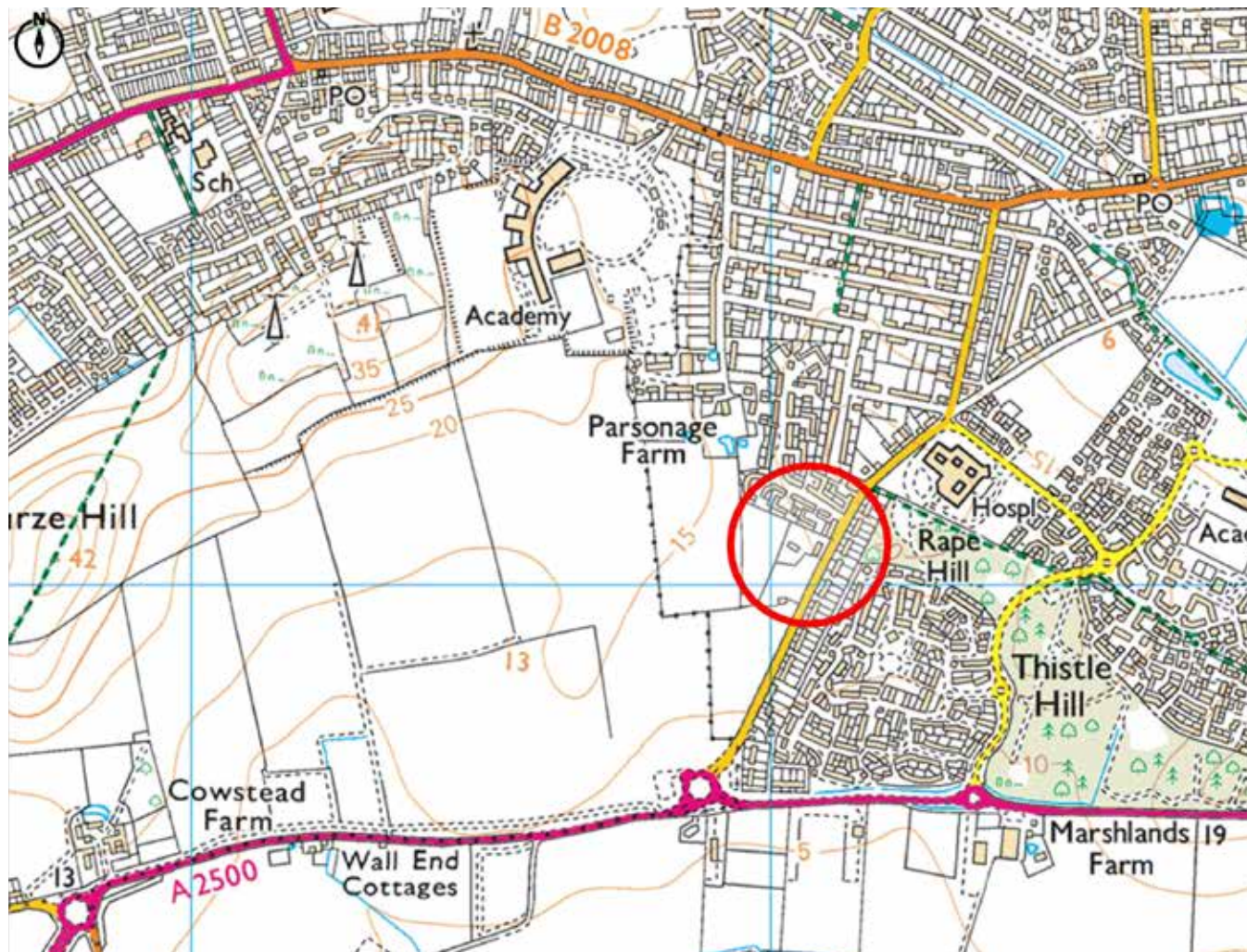
LOCAL AUTHORITY: Swale Borough Council

DATA PACK: A full data pack is available on request or can be downloaded from the Swale Borough Council website. Planning Permission was obtained by Kingsway Planning. Illustrations from the approved drawings are included by permission of Woodstock Associates (woodstockassociates.com)

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers



(DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need

to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

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Helix House, High Street
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HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
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CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
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