

Jenkinson realestates

Land With Planning Church Path |

Deal

Asking Price £129,950

## Freehold

Plot With Full Planning  
Permission

Detached Bungalow

Currently Approved as One  
Bedroom

Site Cleared

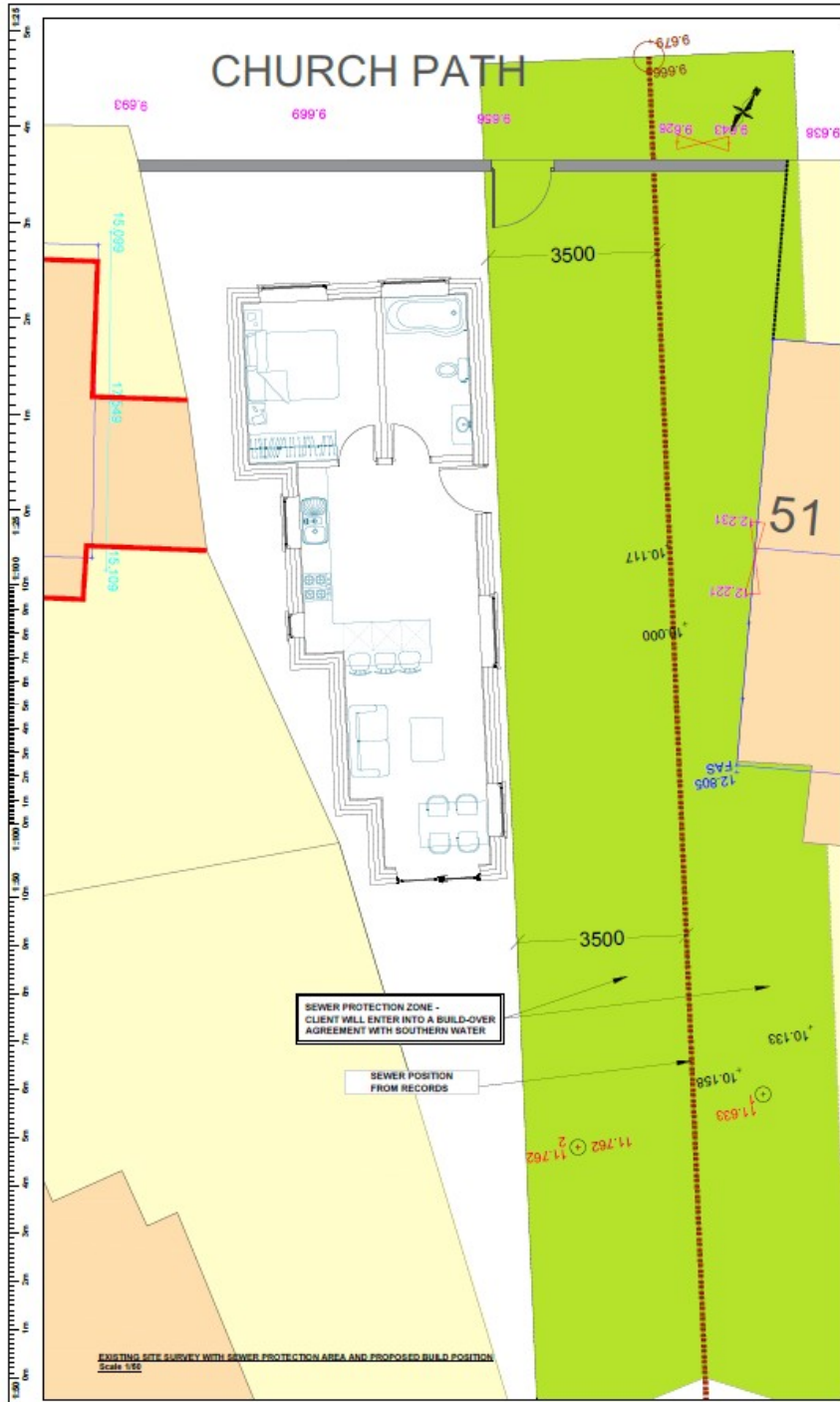
Pedestrian Area Close to Town

Ideal Self Build Proposition

Exclusive to Jenkinson Estates is this building plot in the pedestrian area of Church Path, Deal. Approved Planning Permission with Dover District Council application number 23/01234. This offers the opportunity to build a detached bungalow within a short walk of the vibrant town centre of Deal. Rarely available in this location having a bungalow within walking distance to everything it is an ideal prospect for someone looking for a self-build project or as a rental proposition once complete. A full list of documents are available on the planning portal of Dover District Council and can be obtained using the reference number or address. We welcome any enquires and the site is cleared and ready to build. Please note the main image is purely for marketing purposes only.







PROPOSED FRONT ELEVATION  
Scale 1/150



PROPOSED SIDE ELEVATION - View B  
Scale 1/150



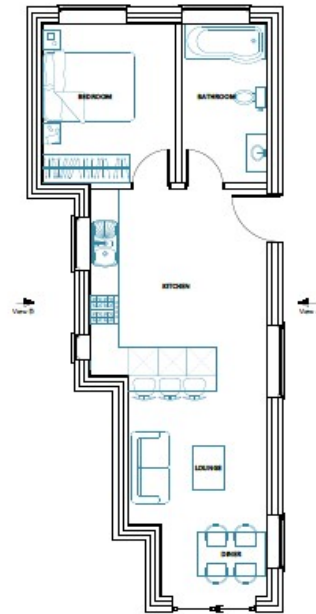
PROPOSED SIDE ELEVATION - View A  
Scale 1/150



PROPOSED REAR ELEVATION  
Scale 1/150



PROPOSED STREET SCENE  
Scale 1/150



**SITE LOCATION PLAN - SCALE 1/1250**  
Mapping copyright © Crown copyright and database rights 2014 Ordnance Survey 100035007  
1:1250 METRIC  
0m 25m 50m 75m 100m

**SITE LOCATION PLAN - SCALE 1/1250**  
Mapping copyright © Crown copyright and database rights 2014 Ordnance Survey 100035007  
1:1250 METRIC  
0m 25m 50m 75m 100m



**EXISTING SITE BLOCK PLAN - SCALE 1:500**



**PROPOSED SITE BLOCK PLAN - SCALE 1:500**

**PROPOSED SITE BLOCK PLAN - SCALE 1:500**  
1:500 METRIC  
0m 10m 20m 30m 40m 50m

**FOR INFORMATION ONLY  
NOT FOR CONSTRUCTION PURPOSES**

Rev	Description	Date
04	Building reduced in size	18/07/2024
03	Building reduced in size	12/02/2024
02	Building reduced in size	15/01/2024
01	Final issue to planning	13/10/2023
00	Final issue to client	11/10/2023

**NOTES:**

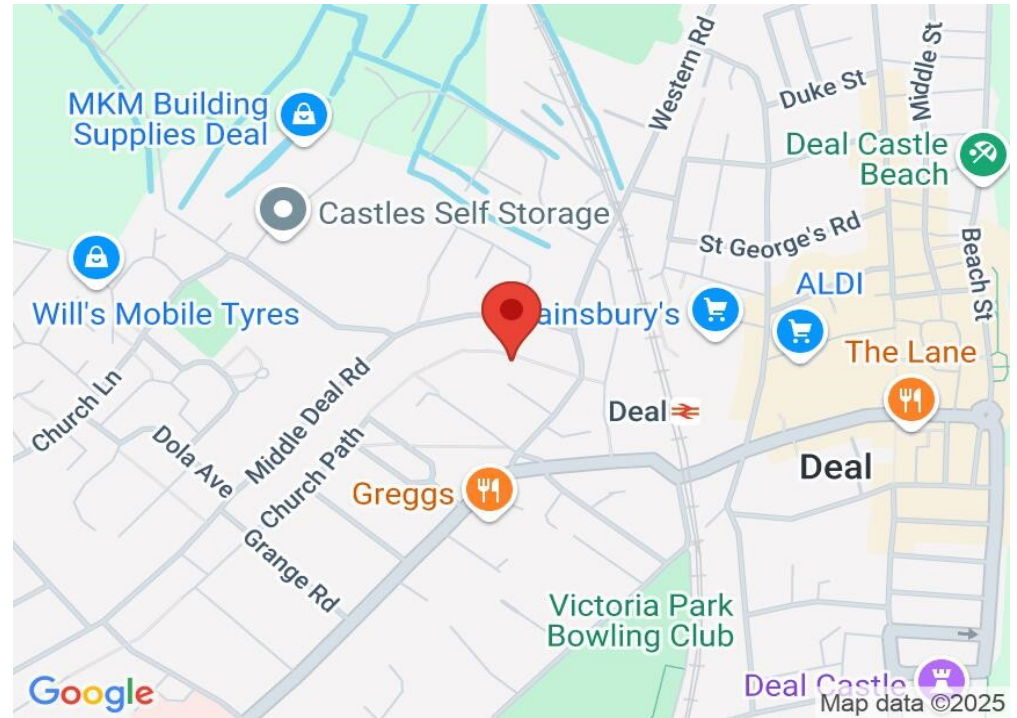
- The Contractor should check all dimensions on site.
- E & B the Contractor responsibility to ensure compliance with building regulations and current codes of practice.
- Drawings cannot take full account any obstructions or underground works not located by visual survey of the site.
- Commencement of any building work prior to full building regulation approval is contrary to the client's best interests.
- IT IS THE CLIENT'S RESPONSIBILITY TO CHECK THAT THE EX-PLANS DRAWINGS THAT ARE ISSUED FOR CONSTRUCTION TO BE SURE THAT THEY SHOW THE CORRECT MATERIALS, TYPES & COLOURS BEFORE THE BUILDER PLACES ANY ORDER FOR BUILDING MATERIALS.

**EZ-PLANS**  
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Email: ezplans@ezplans.co.uk

CLIENT	PROJECT	
EZ Plans	Creation of a detached, 1 bedroom bungalow on land adjacent to 51 Church Path, Deal CT14 9TH	
DRAWING	DATE	BY
Proposed layout plan and elevations Existing site survey	As shown 05/10/2023	A1
WORKSHEET	FOR INFORMATION	DATE
	EMA-2023-125-01	04

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

