

LAWRENCE & Co - of Hythe -

49 High Street, Hythe, Kent CT21 5AD



10m	1:100 Scale	1:200 Scale
10m	100m	200m
9m	90m	180m
8m	80m	160m
7m	70m	140m
6m	60m	120m
5m	50m	100m
4m	40m	80m
3m	30m	60m
2m	20m	40m
1m	10m	20m
0.5m	5m	10m
0.2m	2m	4m
0.1m	1m	2m

BUILDING PLOT 25 BROOKSIDE, TEMPLE EWELL

£230,000 Freehold

An exciting opportunity to acquire a plot of land, in an idyllic location, totalling approximately one third of an acre, with a 70ft frontage, with detailed planning consent for the erection of a four bedroom detached house under reference 21/00098 full details can be viewed at

www.dover.gov.uk



**25 Brookside
Temple Ewell, Dover CT16 3DW**

**BUILDING PLOT WITH PLANNING CONSENT FOR THE ERECTION
OF A FOUR BEDROOM DETACHED DWELLING**

DESCRIPTION

An exciting opportunity to acquire a plot of land which is situated in an idyllic location on a peaceful, private cul-de-sac in the picturesque and sought after village of Temple Ewell.

The site totals approximately one third of an acre and enjoys a frontage of some 72 feet to this pretty lane. It is being sold with the benefit of full detailed planning permission for a stunning architect designed 4 - 5 bedroom detached home. The site extends some additional metres over the road and includes the River Dour and the Mill Race feeding the water mill at the end of the road. All main services are available on the site. The site is currently occupied by a small detached bungalow which has been uninhabited for some years.

Detailed planning permission was granted in 2021 for a substantial detached house which has been thoughtfully designed to provide accommodation of particularly comfortable proportions which is arranged to maximise the stunning views over the valley. This includes a dramatic entrance hall with full height stairwell beneath a glazed rooflight and leading to two generous bedrooms on the lower floor, both with en-Suite facilities and a dressing room to the principal bedroom. There will also be a substantial utility room on the lower floor. On the upper floor there are 2 further bedrooms, a bathroom and a particularly spacious open plan kitchen/dining/living space which has been designed to compliment a modern lifestyle, will enjoy sensational views over the valley from the forward facing balcony and will have bi-folding doors uniting the space with the south facing rear garden. There will also be a study on this floor.

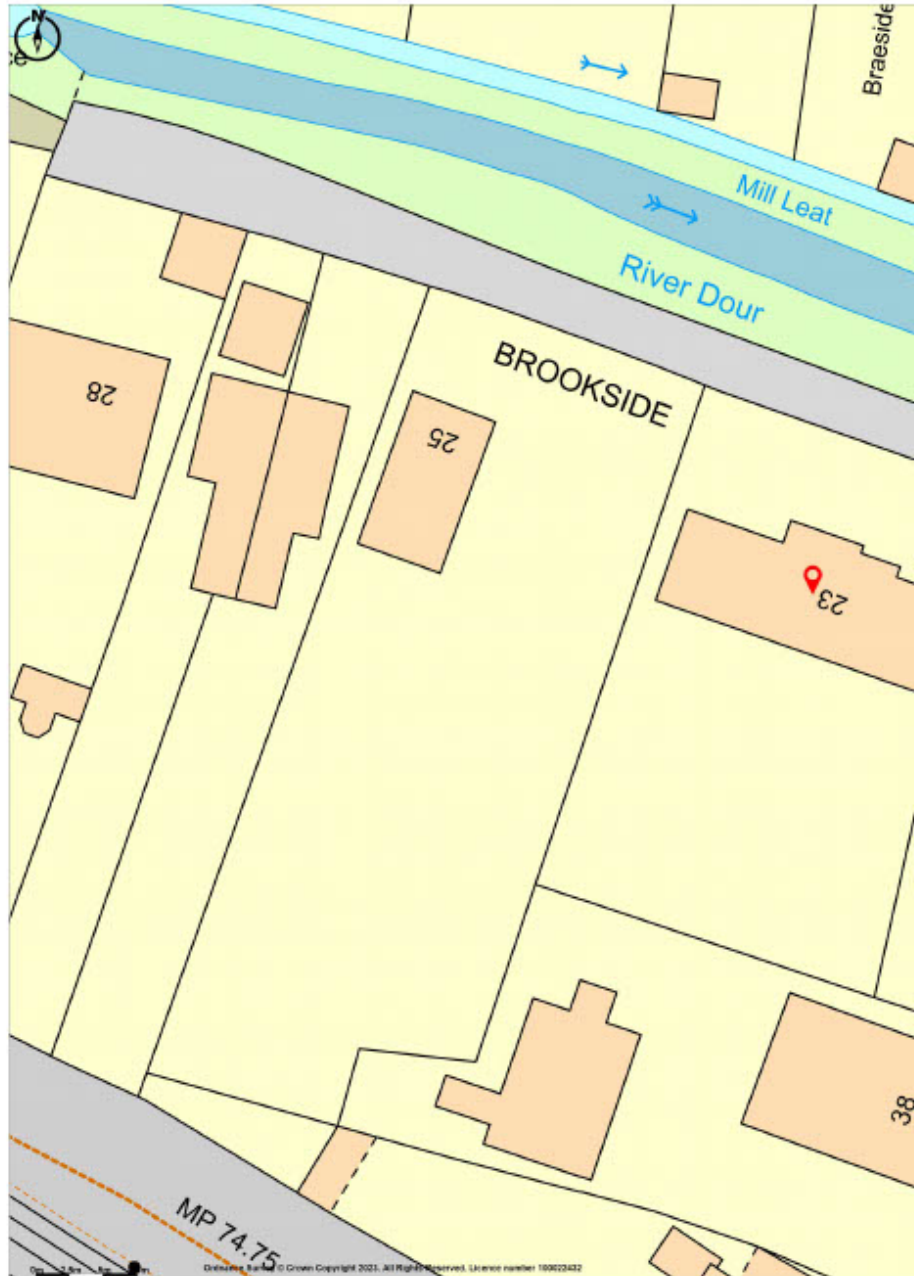
There is also a large double garage within the plans, along with parking for a number of vehicles.

Brookside is a beautiful semi-rural location with excellent transport links to Dover, Canterbury and Folkestone. There is a railway station 0.3 miles from the plot.

For full plans, drawings and correspondence please follow the link below to the planning portal for Dover District Council.

<https://publicaccess.dover.gov.uk/online-applications/applicationDetails.do?keyVal=QN9YN5FZLTH00&activeTab=summary>

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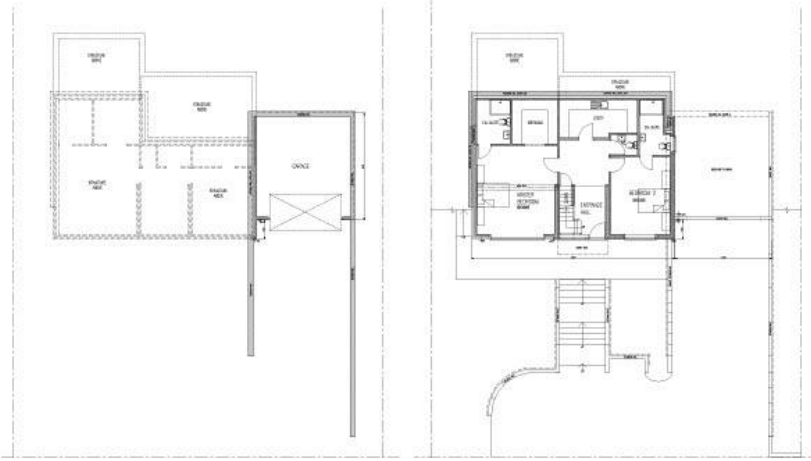
Promap
LANDMARK INFORMATION

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Plotted Scale - 1:500. Paper Size - A4

PROPOSED FLOOR & ROOF PLANS
Scale(s) as shown @ A1



ROOF PLAN
Scale 1:100 @ A1



GARAGE LEVEL FLOOR PLAN
Scale 1:100 @ A1

LOWER GROUND FLOOR PLAN
Scale 1:100 @ A1



UPPER GROUND FLOOR PLAN
Scale 1:100 @ A1

PLANNING PERMISSION

Consent of the Local Planning Authority is required for all proposed works. The applicant is advised to apply for planning permission for the proposed works to the Local Planning Authority.

This drawing is to be used as a guide only. It is not intended to be used for construction purposes. The contractor is responsible for ensuring that the proposed works are carried out in accordance with the approved plans.

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