



(Plot 2) The Lodge, Deal Road
£495,000



(Plot 2) The Lodge

Deal Road, Deal

PLOT DETAILS

Plot 1 / 5 bed / 3 parking / 432 sq.m / Estimated GDV £1.75m = £525,000

Plot 2 / 5 bed / 3 parking / 342 sq.m / Estimated GDV £1.4m = £495,000

The seller has obtained planning permission for two exclusive luxury dwellings which are of similar design to the neighbouring residence which was designed for admiral Hannan Friend Henderson in 1907 which is thought to be of exceptional architectural design.

Dwelling one will overlook cricket grounds and the entrance to the Worth village and dwelling two will overlook a paddock.

This one off plots are ideal for a developer looking to build a pair of substantial new homes or the perfect self build project.

NOTE

1. The council recommendations also includes that the approval subjects to time limit, in accordance of approved plans and approved materials, landscaping. Measures to accommodate vehicle charging facility.

2. Completion and maintenance of access including use of a bound surface for the first 5 meters. Bat-sensitive lighting. Biodiversity enhancements and biodiversity method statement.

1. Most of the council requests have been achieved like removing the swimming pool, two garages and horse stables. Planting a yew hedge between the plot and Felder Lodge. The seller has recently planted 105 yew trees which are 9 years old.

2. A telegraphic pole should be removed and UK power networks have agreed. There is also another near the iron gate, the council asked for it to be moved around two meters away from the visibility splays. The seller has written to UK power at the end of January 2023.

- Planning Granted
- Two Individual Plots
- Exclusive to the Market

Visibility Splays Site Plan - Felder Lodge Deal Road CT14 0BD.pdf



Rev	Description	Date



www.smartplans.co.uk
01203 8122 287

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

LICENSE PURPOSE	CODE	TITLE	SC3
PURPOSE OF ISSUE	STATUS	Proposed Site Plans	1:
			DRG
			SMP

SHEET NUMBER: A1-02



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure