

Colyer Commercial

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FOR SALE DEVELOPMENT LAND



LAND TO THE NORTH OF TUDOR ROOF TILES, DENGEMARSH ROAD, LYDD, KENT

Opportunity to acquire just over two acres of development land on the edge of
Lydd

LOCATION

This site is located approximately ½ mile south of the centre of Lydd, adjacent to the flourishing Dengemarsh Road Industrial Estate. Lydd, a small town of some 5,000 inhabitants is located some 14 miles south of Ashford and 8 miles east of Rye. It benefits from reasonable communications via the B2075, and benefits tremendously now from improved access via the Ashford/Brenzett trunk road (A2070).

**LAND TO THE NORTH OF TUDOR ROOF TILES, DENGEMARSH ROAD,
LYDD, KENT**

DESCRIPTION

This area of land, approximately 2.18 acres is roughly level in nature, having frontage on to the Dengemarsh Road. The boundaries are relatively well defined, and the site is visible from the road. Whilst a site survey has not been undertaken, given the site's location on the Lydd peninsular, the ground is almost certainly to be of compacted shingle.

SERVICES

We are advised by our client that whilst water and electricity are available to the site, there is no mains drainage and a private system will need to be installed.

TOWN PLANNING

We are advised that the site is identified under policy E1 of the adopted Shepway District Local Plan for industrial/warehouse development, however, interested parties are advised to make their own specific enquiries of Shepway District Council Planning Department on 01303 850388.

TERMS

Our client is seeking offers in the region of £220,000 for the freehold interest in this site with vacant possession upon completion.

VIEWING

The site is available for inspection during the hours of daylight whilst in possession of a set of our sales particulars.