

# Colyer Commercial

CHARTERED SURVEYORS  
Tufton Street, Ashford, Kent TN23 1EE

Tel (01233) 640800

Fax (01233) 640697

[www.colyer-commercial.co.uk](http://www.colyer-commercial.co.uk)

## 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).

/....

Colyer Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that - particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Colyer Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

**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.