



Land to R/O  
20–34 Western Road  
Deal CT14 6RX



FOR ILLUSTRATION PURPOSES ONLY

## New Build Development Opportunity

- New Build Development Opportunity
- Plans granted to provide 3 detached dwellings
- Local Authority – Dover District Council
- Total build area measuring approximately 354m<sup>2</sup>/3,810ft<sup>2</sup>
- 6 minute walk to Deal Station which provides direct links to London St Pancras
- 9 minute walk to Deal Seafront
- Freehold
- Offers in excess of £435,000

### Description

The site currently exists as land at the rear of 20–34 Western Road, Deal, CT14 6RX. Planning permission has been granted under Dover County Council for erection of 3 x 2 bedroom detached dwellings with associated landscaping, bin and cycle storage, car parking and vehicular access following the demolition of existing buildings and part boundary wall.

### Location

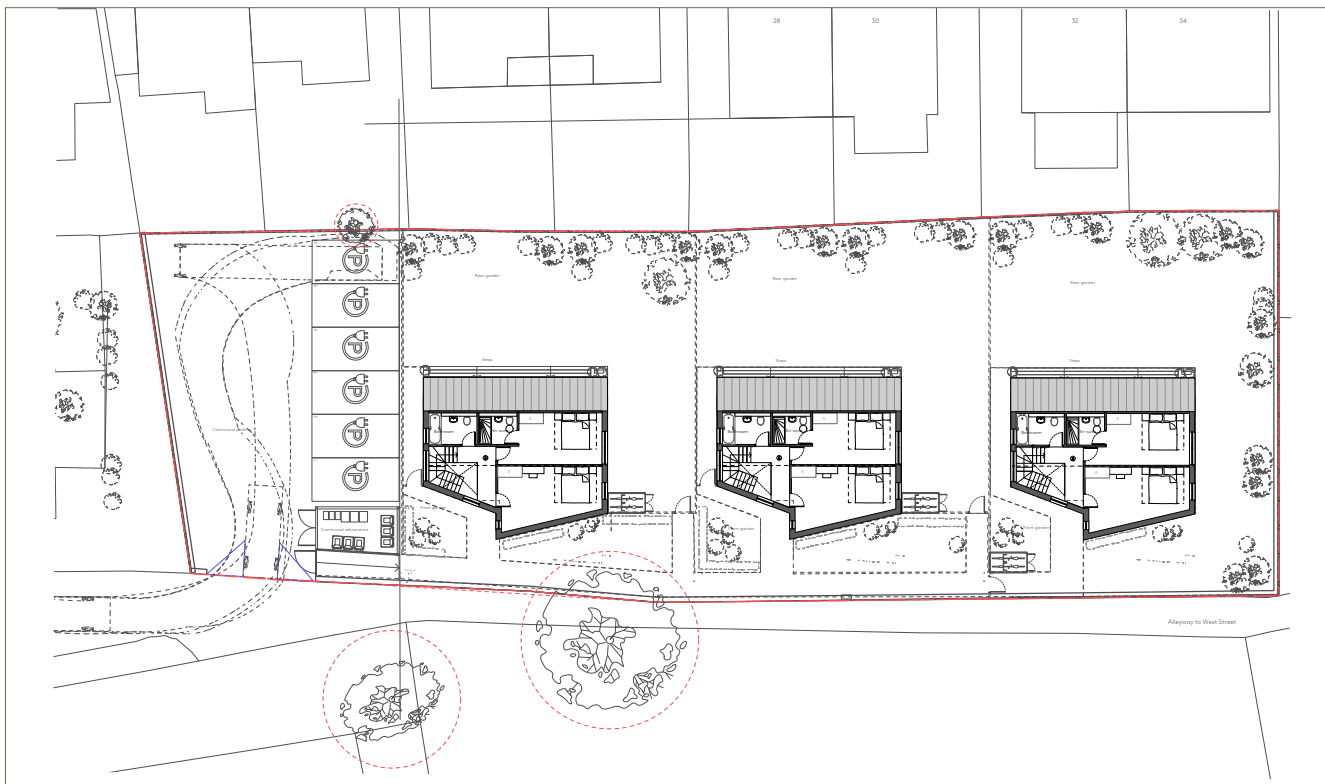
The property is situated within an area administered by Dover District Council and lies approximately 0.3 miles from Deal High Street which offers fantastic amenities such as restaurants, coffee shops and pubs. The local area also offers a great choice of primary schools, secondary schools and colleges including Warden House Primary School, Brewood Secondary School and Goodwin Academy.

# Land to R/O 20-34 Western Road Deal CT14 6RX

## Proposed Ground Floor Plan



## Proposed First Floor Plan



Kishan Poppat  
01992 660204 [Email Kishan](mailto:kishan@highfield-investments.co.uk)

Tim Mercer  
01992 660204 [Email Tim](mailto:tim@highfield-investments.co.uk)

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

+44 (0)1992 660204

[highfield-investments.co.uk](http://highfield-investments.co.uk)

# Land to R/O

## 20–34 Western Road

### Deal CT14 6RX

#### Proposed Schedule

Unit	Type	Beds	GIA (m <sup>2</sup> )	GIA (ft <sup>2</sup> )
1	House	2 bed	118	1,270
2	House	2 bed	118	1,270
3	House	2 bed	118	1,270
<b>Total GIA</b>			<b>354</b>	<b>3,810</b>

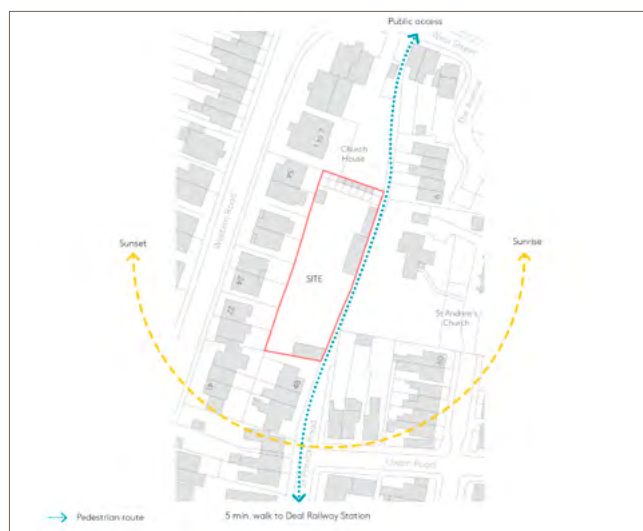
#### Transport

The immediate area comprises a mix of low-rise period residential properties with shops and commercial properties being situated a short walk away. The nearest railway station is Deal Station which provides direct links into London St Pancras within 1.5 hours.

#### Aerial View



#### Site Plan



Kishan Poppat  
01992 660204 [Email Kishan](mailto:kishan@highfield-investments.co.uk)

Tim Mercer  
01992 660204 [Email Tim](mailto:tim@highfield-investments.co.uk)

#### Planning Permission

[21/01113](#) Erection of 3no. detached dwellings with associated landscaping, bin and cycle storage, car parking and vehicular access (existing buildings and part boundary wall to be demolished) | Land to R/O 20-34 Western Road, Deal, CT14 6RX.

#### Additional Information

Other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

#### Access

The site can initially be viewed from the roadside.

#### VAT

We have been advised that VAT is not applicable.

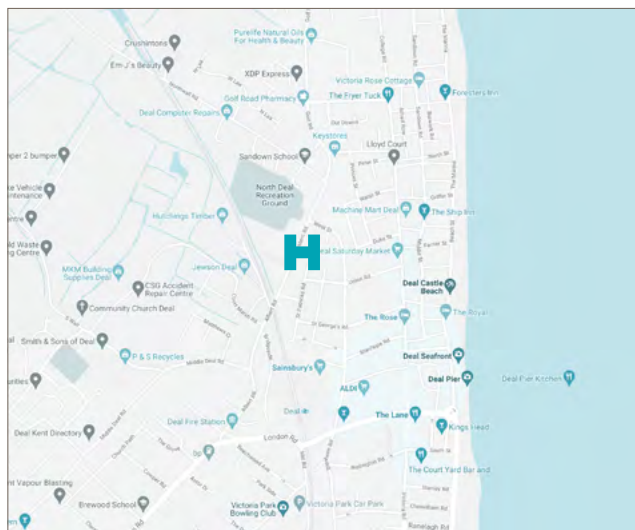
#### Tenure

Freehold.

#### Terms

Highfield Investments are inviting offers in excess of £435,000 for the freehold interest.

#### Site Location



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