



# ROMNEY AVENUE, GOLDEN VALLEY

FOLKESTONE, CT20 3RG P.O.A



Land adjacent to  
Romney Avenue.  
Folkestone CT20 3RG

A FABULOUS OPPORTUNITY TO PURCHASE LAND, OF ABOUT 0.77 ACRES WITH PLANNING CONSENT TO BUILD EIGHT SEMI DETACHED, THREE and FOUR BEDROOM HOUSES.

### SITUATION

The land is located adjacent to Romney Avenue on the Golden Valley Estate, which offers a promenade of individual shops, take away restaurants, and The Golden Arrow public house.

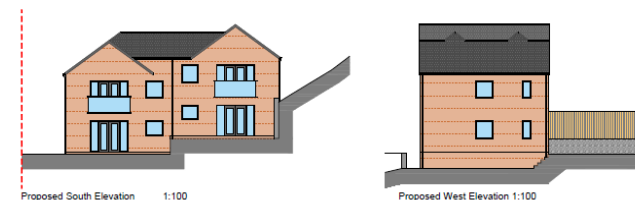
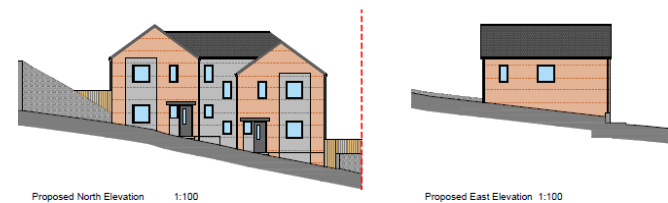
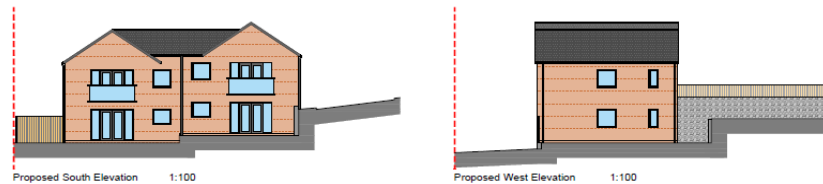
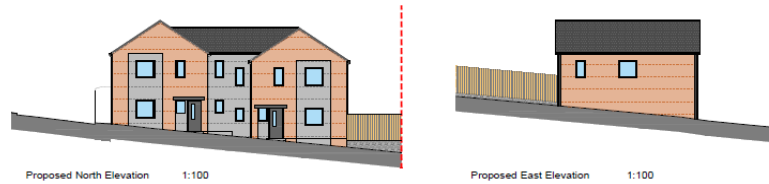
The nearby Sandgate Village is about a half a mile walk and famous for its antique shops, which also offers local shops, restaurants as well as the beachfront where you can enjoy miles of lovely walks. The nearby Enscombe Park is a haven for natural wildlife, Henry VIII restored Sandgate Castle on the seafront together with a Napoleonic Martello Tower, all of which adds character and history to the village of Sandgate. Folkestone is also easily reached, which offers a wider range of facilities, along with the Folkestone Leas, also famous for its Victorian water lift, and bandstand.

There is a good choice of schools in and around the area and includes boys' and girls' grammar schools.

Recreation facilities, include a sports centre, swimming pools, football, bowls and cricket, there is a good choice of local golf courses, and fishing and water sports can be found along the coast and Royal Military Canal.

Transport links are also good, with the M20 linking into the A2/M2, M25 and other motorway networks.

The high-speed train operates from Folkestone Central, and Folkestone West into London St Pancras in less than an hour. Eurotunnel at Cheriton and the Port of Dover both provide services to the continent.



## DESCRIPTION

The land occupies a generous plot of 0.77 of an acre and has planning consent to build eight semi-detached, three and four-bedroomed houses of an attractive and contemporary design.

The plots include gardens and parking. For further information please visit the Folkstone & Hythe planning website ref **Y19/0925/FH** and **Y18/1013/FH**, or call Whitney homes.

## FEATURES

- Entrance hall
- WC
- Sitting room
- Open plan kitchen/dining room
- Master bedroom
- En-suites to most units
- Three and four bedrooms
- Family bathrooms
- Parking
- Gardens
- 0.774 of acre

## VIEWINGS

Please call: Whitney Homes 01303 262853

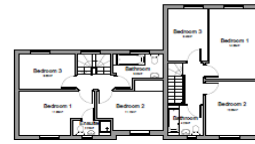
E: [info@whitneyhomes.co.uk](mailto:info@whitneyhomes.co.uk)

## DIRECTIONS

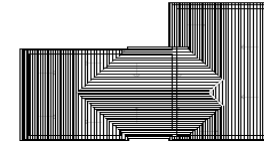
From Sandgate High Street, turn into Military Road, then take first right onto Enbrook Road, Romney Avenue is the fourth turning on the right. The plot will be found on the right next to Turner Court.



Proposed Ground Floor Plan 1:100



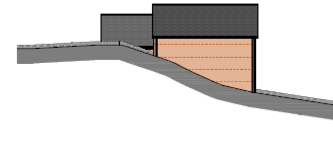
Proposed First Floor Plan 1:100



Proposed Roof Plan 1:100



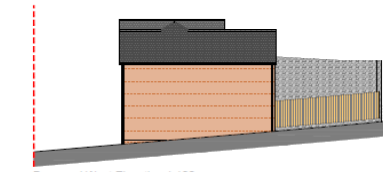
Proposed North Elevation 1:100



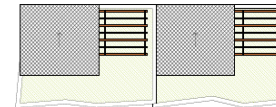
Proposed East Elevation 1:100



Proposed South Elevation 1:100



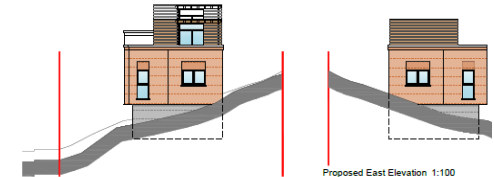
Proposed West Elevation 1:100



Proposed Roof Plan 1:100



Proposed Second Floor Plan 1:100

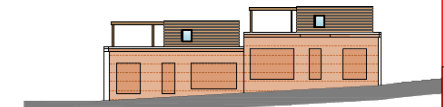


Proposed West Elevation 1:100

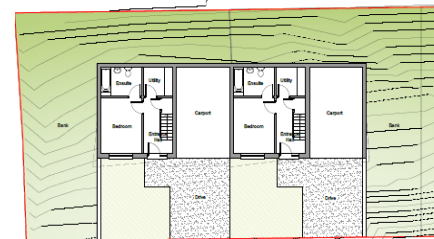
Proposed East Elevation 1:100



Proposed First Floor Plan 1:100



Proposed South Elevation 1:100



Proposed Ground Floor Plan 1:100



Proposed North Elevation 1:100



Proposed Romney Avenue Elevation 1:200



**Disclaimer**

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes  
Hythe

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COASTAL, TOWN & COUNTRY