



Self Build Plot for Sale

NEWINGTON ROAD

Peene

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# Introduction

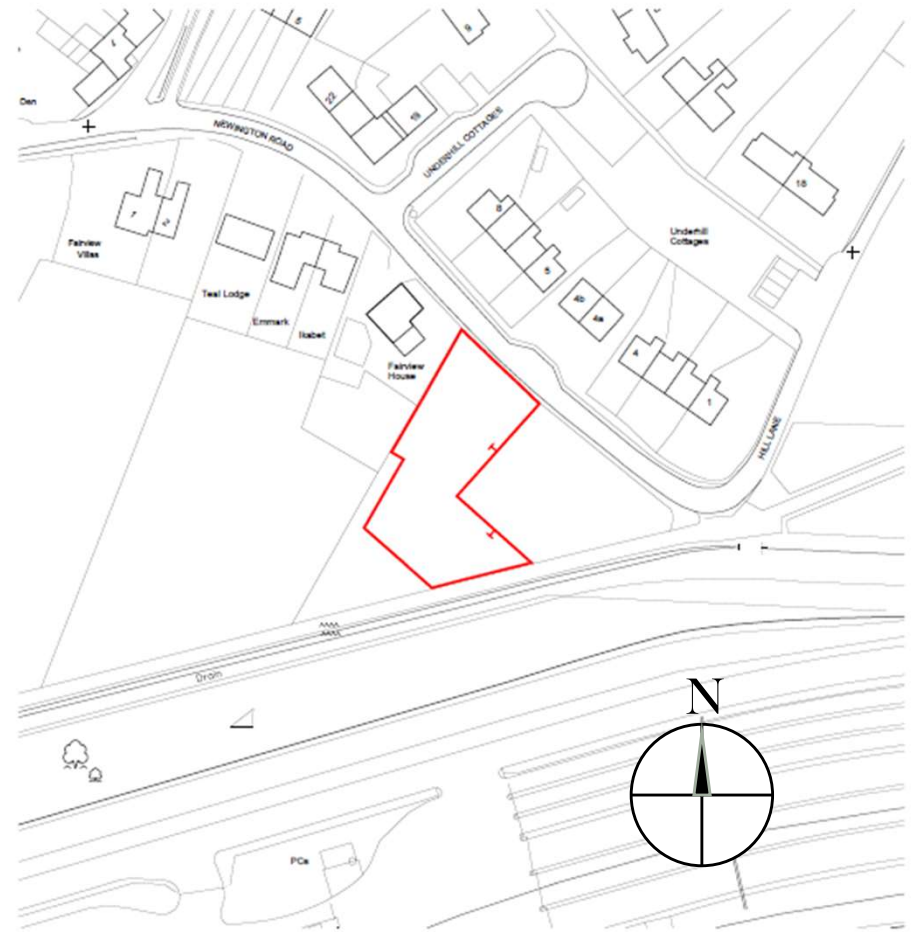
**A chance to acquire a fully serviced self-build plot in a delightful rural location, with outline planning permission to create a three/four-bedroom detached house with a garage, parking and good size garden.**

The village of Newington is situated one mile (1.6 km) west-north-west of Folkestone and includes the hamlets of Peene, Arpinge and Beachborough. The village lies to the north of the M20 motorway and the Channel Tunnel and is home to the Elham Valley Line Trust Railway Museum And Countryside Centre. Newington is a tiny yet picturesque village with a population of just over 350 people. Filled with quaint cottages, a historic church and vast open space, it has a lot to offer in the way of views and peaceful walks.

The plot has direct access onto Newington Road and is adjacent to a new small development by English Rural of three affordable homes for local people.

Outline planning consent was granted in September 2022 under Folkestone and Hythe District Council reference 21/2434/FH.

The plot will be sold with mains foul drainage, sw drainage connection to existing water course, mains water and electricity provided to the site.



Land plan with available plot edged in red

Price: £155,000 Freehold



Indicative front elevation



Site plan with indicative house footprint shown



View of plot frontage from Newington Road



Adjacent development by English Rural, completed 2023



ER Homes is a subsidiary of English Rural, a specialist provider of community-led, affordable rural homes established in 1991 and registered and regulated by the Regulator of Social Housing. We are one of the leading national advocates on affordable rural housing issues, with HRH The Princess Royal as our Patron.



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Priority for the purchase of this plot will be given to local buyers for a limited period

For further information, please contact;  
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Every care has been taken in the preparation of these sales particulars, but complete accuracy cannot be guaranteed, and they do not form part of any contract. If there is any point which is of particular importance to you, please contact us and we will be pleased to confirm the information for you.

Site layouts, floor plans and specifications are all based on information current at the time of preparing these sales particulars. Plans within these particulars are not to scale and all measurements are approximate. Although we endeavour to adhere to the details contained in these particulars, it may be necessary to make amendments and we reserve the right to make such changes as and when considered necessary.