

Jenkinson realestates

Somerset Road | Walmer

Deal

Guide Price £130,000

Energy Performance Rating = TBC

Full Planning Approval  
Ready To Go Build

Groundworks Complete  
Building Regulation Inspected to Date

Four Bedroom Home  
Off Street Parking For 2

Jenkinson Estates offer to the market this chance to build your very own dream home. A ready to go build in the Walmer area and available for immediate start. Fully approved and with the groundworks already complete and been inspected by DDC building control, services such as drainage already in place, gardens fenced and turfed this is an opportunity to pick straight up and carry on. Permission is granted for a four bedroom home arranged over three floors. This sale comes with all the necessary consents and working drawings, structural calculations and everything you need to start laying the bricks. Full planning along with associated documentation can be seen on the Dover District Council Planning portal with the reference number 20/00809. Any questions or further information required please contact Jenkinson Estates as the sole agent.

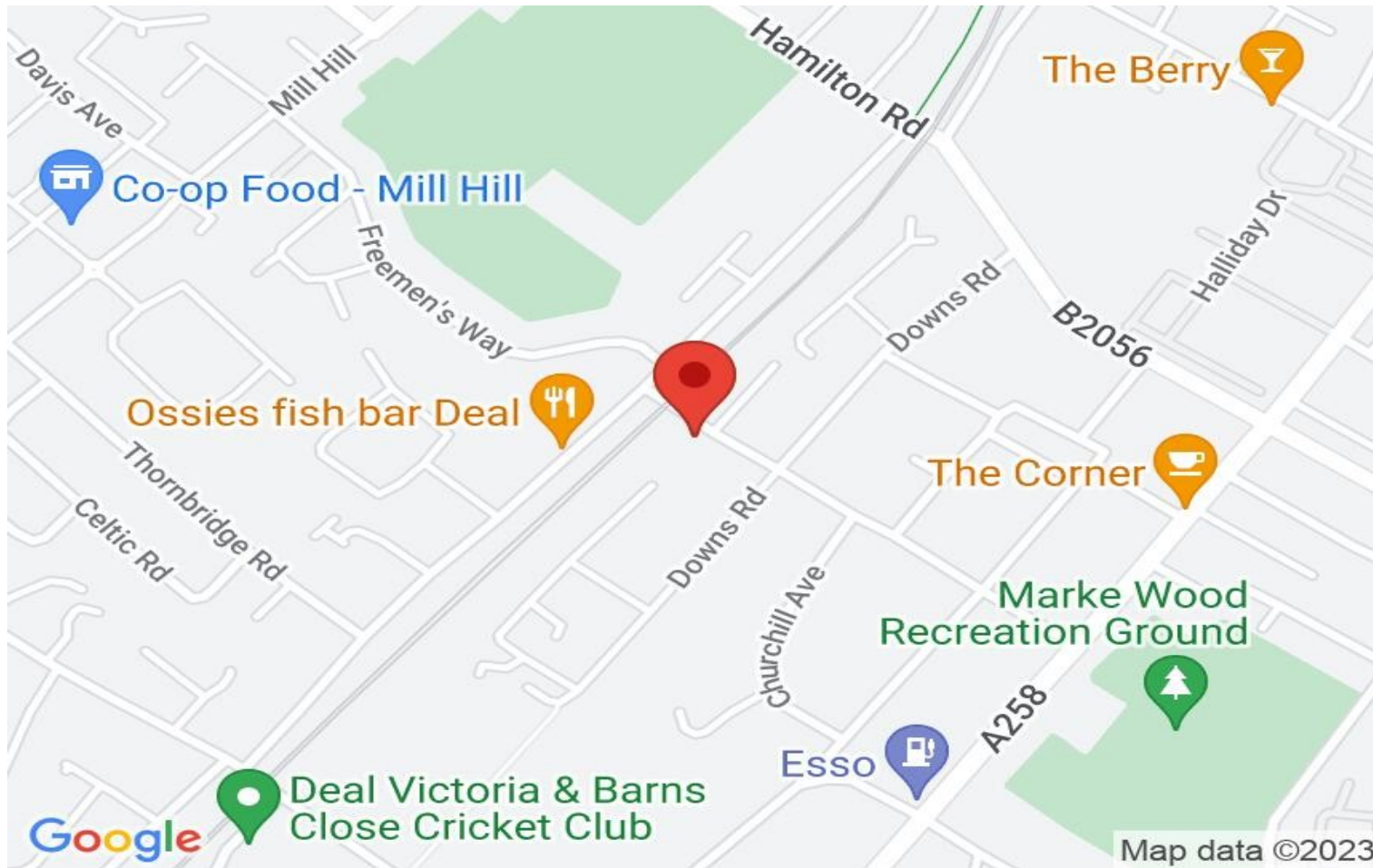
The advertisement features a background image of a pier at night with lights reflecting on the water. The text and logos are overlaid on this background. At the top left, the 'BEST' logo is displayed with the text 'ESTATE AGENT GUIDE 2023' and 'SUPPORTED BY' followed by 'rightmove' and 'PROPERTY ACADEMY' logos. On the right side, there are two award logos: a gold circular badge for 'BEST ESTATE AGENT GUIDE AWARDS 2023 WINNER SALES' and a white ribbon badge for 'BRITISH PROPERTY AWARDS 2022 - 2023 SALES GOLD WINNER LETTING AGENT IN DEAL'. At the bottom, the 'Jenkinson estates' logo is prominently displayed, with the 'BEST' logo to its right. Below the logo, the contact information is provided: 'Jenkinson Estates, 4 West Street, Deal, Kent CT14 6AE', 't: 01304 373 984 | e: info@jenkinsonestates.co.uk | www.jenkinsonestates.co.uk'.

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# WELCOME

To Your New Home





Jenkinson Estates

4 West Street, Deal, Kent, CT14 6AE

01304 373 984

[info@jenkinsonestates.co.uk](mailto:info@jenkinsonestates.co.uk)

[www.jenkinsonestates.co.uk](http://www.jenkinsonestates.co.uk)

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



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