



FINN'S

since 1865



Building Plot & Land, Beacon Lane, Woodnesborough, CT13 0PA

www.finns.co.uk

Building Plot, Beacon Lane, Woodnesborough, CT13 0PA

A unique opportunity to build a spacious detached dwelling, surrounded by its own land in a semi-rural location, near to the popular town of Sandwich.

Offers in Excess of £300,000

Situated: The site is located on Beacon Lane in Woodnesborough, a semi-rural yet accessible position with views over open countryside and a south facing aspect. The property lies approximately 1.5 miles from Sandwich and is well placed for access to Deal (7 miles) and Canterbury (10 miles).

The A256 is accessible at Sandwich providing a direct link to the A2 and the national motorway network. Thanet Parkway railway station offers high-speed services to London St Pancras in approximately 75 minutes. The surrounding area is popular with tourists and golfers, with nearby attractions including the world-renowned St George's Golf Course, the Viking Coastal Trail, and the historic coastal town of Deal.

Directions:

Sat Nav: CT13 0PA

What3words: ///tropic.search.seeing

From the A256 (Eastry Bypass), take the exit for Eastry along the Sandwich Road for a short distance then turn right onto Statenborough Lane and then right onto Foxborough Hill until the crossroads and then turn left onto Beacon Lane. The plot is on the right-hand side after a quarter of a mile.

Description: The site comprises an area of approximately 1.64 acres (subject to survey) with the proposed dwelling situated near to the entrance and a paddock below. The plot also includes a historic fire beacon.

The consented dwelling is a large 4-bedroom detached property with an expansive downstairs open plan living area with views out onto the land.

The layout has been designed to make use of the plot, with landscaping and screening to enhance privacy and visual amenity.

Planning: The grant of planning permission for the erection of the dwelling was granted by Dover District Council (Ref: 25/00727). The pre-commencement conditions have now been discharged. An information pack including the approved plans, Decision Notice, and other supporting documentation is available on request from the Agents e-mail m.chandler@finns.co.uk.



Covenants: The following covenants apply, or will be applied to the sale:

1. The Vendors will provide all necessary information in relation to the current planning consent, along with any letters of reliance.

Method of Sale: The property is offered for sale by private treaty with a right reserved to take the property to auction, formal or informal tender at a later date.

Tenure and Possession: Freehold with vacant possession on completion.

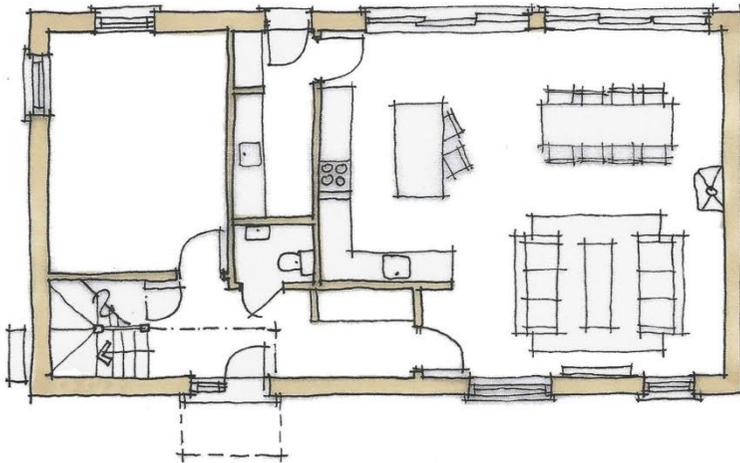
Rights of Way, Wayleaves and Easements: The property is sold to and with the benefit of all existing covenants, wayleaves and rights of way whether public or private specifically mentioned or not.

Services: Mains electricity, water and drainage are available nearby. Interested parties should make their own enquiries regarding service connections.

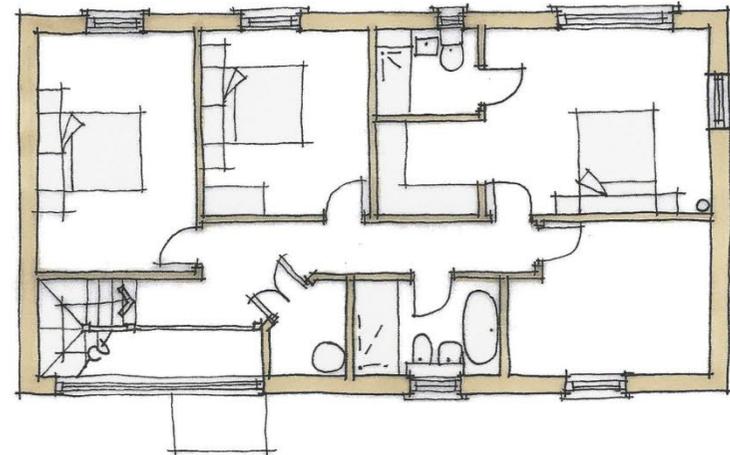
Boundaries and Acreages: The boundaries shown on the plan in these particulars have been prepared by reference to digital OS data and Land Registry. The plan is published for illustrative purposes only and although it is believed to be correct their accuracy cannot be guaranteed. The purchaser(s) will be deemed to have full knowledge of all boundaries, and any error or mistake shall not annul the sale or entitle any party to compensation thereof. The specified acreage is for guidance only and is given without responsibility. Prospective purchasers should not rely upon the stated acreage as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

Purchaser Identification: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification of funds prior to agreeing a sale.

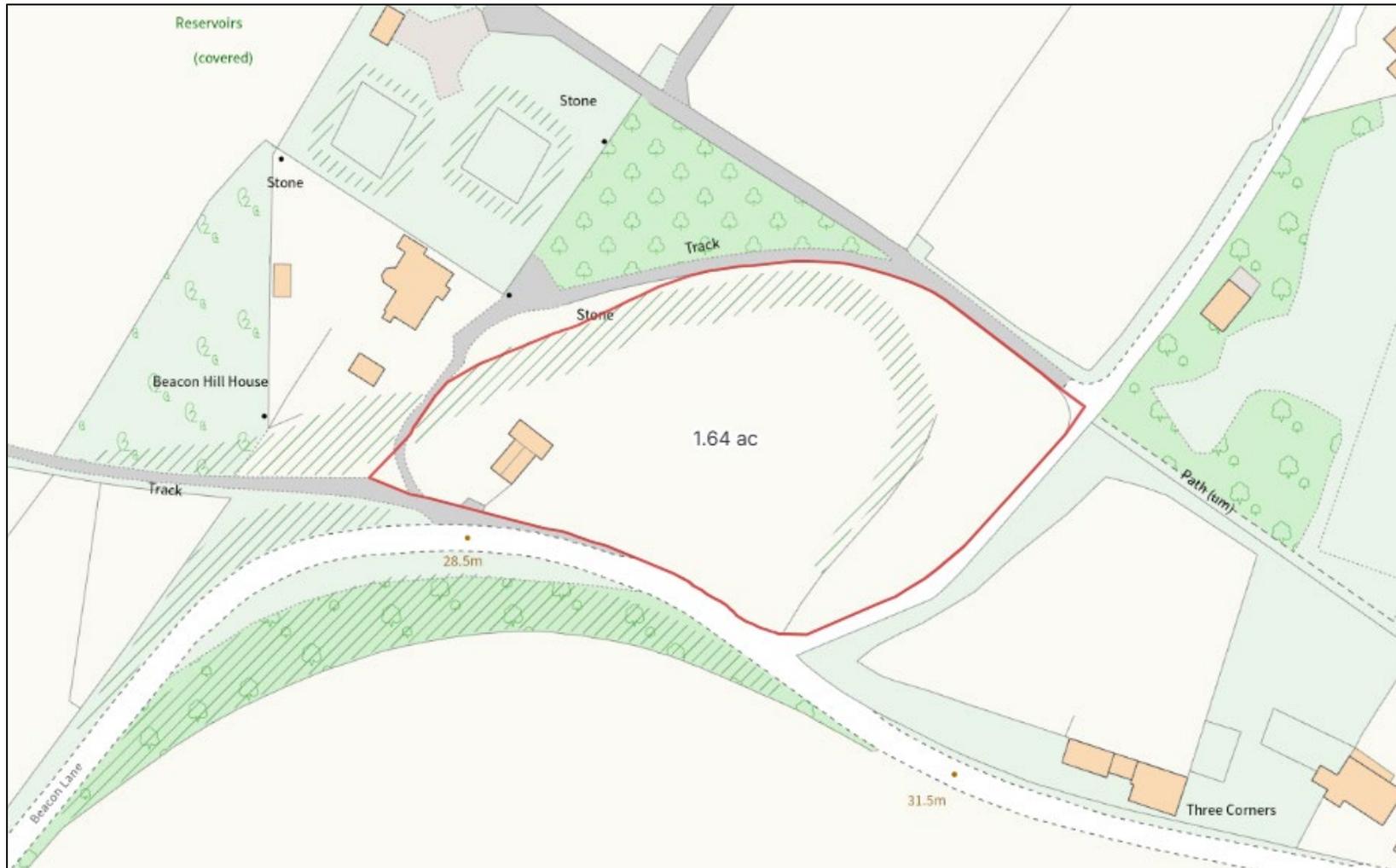
Viewing: Strictly by confirmed appointment with the Agent. Email m.chandler@finns.co.uk or 01304 612 147 (Option 3). If you are unsure of any of the details, please speak to Mark Chandler.



GROUND FLOOR



FIRST FLOOR



Agents Notes

1. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.
2. The Agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.
3. Prospective purchasers must have regard for their own safety during viewings. Neither the sellers nor Finn's (1865) Ltd accept any responsibility for any accident or injury as a result of viewing the property.
4. The particulars of this property were produced in February 2026.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Brick Barn
 Court Road
 St Nicholas at Wade
 Kent CT7 0PT
 Tel: 01843 848230

