

**External Material Schedule**

**Roofs:**  
Plain Tile.

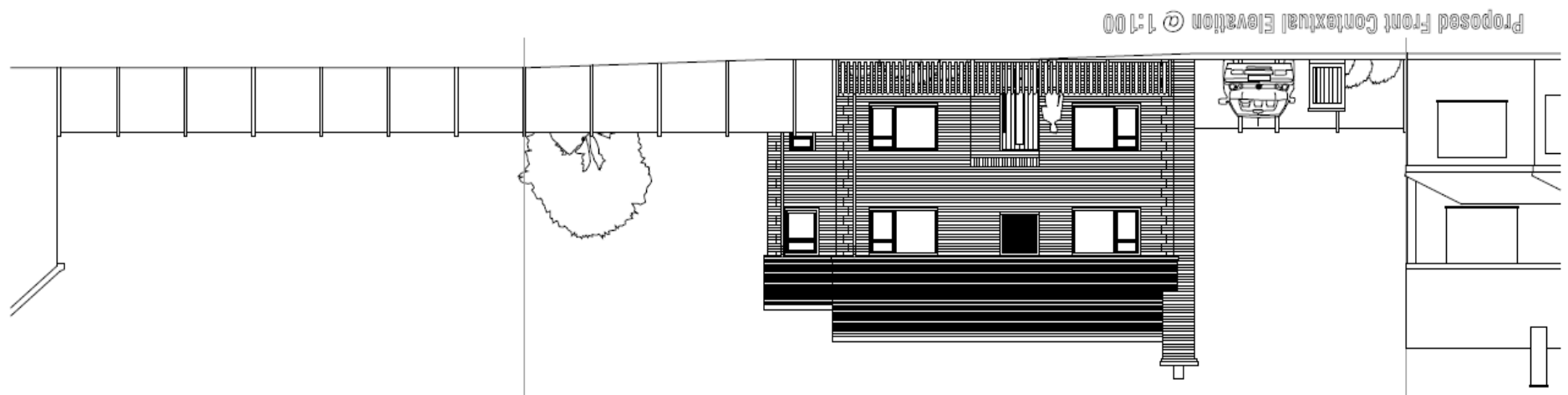
**Walls:**  
Red Facing Brickwork

**Windows and Doors:**  
White Uprvc Framed Windows and Doors.

**Rainwater Goods:**  
Black Uprvc Gutters and Downpipes

**Boundaries:**  
Close Boarded Timber Fence to Side and Rear Boundaries, 900mm Timber Picket Fence to Front Boundary.

**Access:**  
Permeable Block Paving Along Front Entrance and to Rear Patio Areas and Permeable Block Paving to Drive.

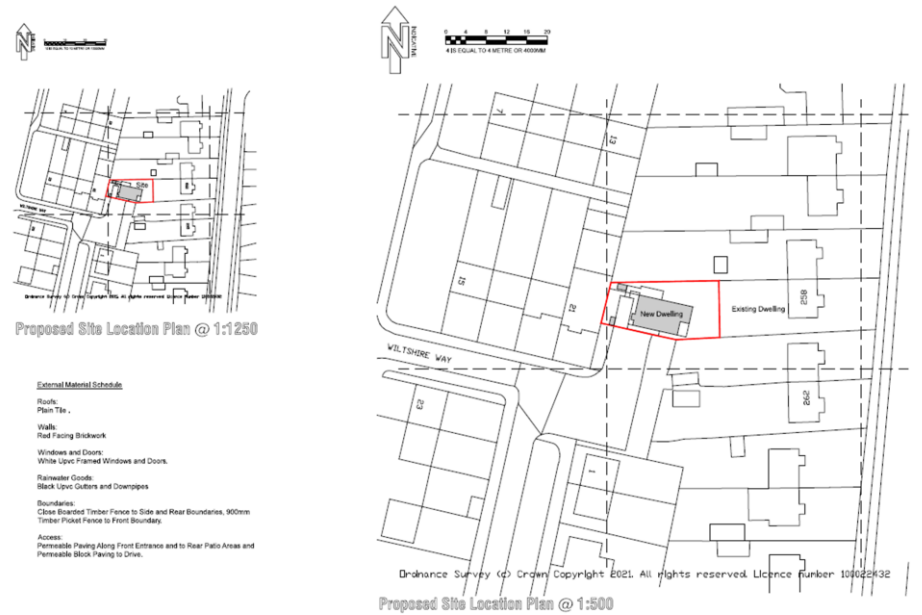
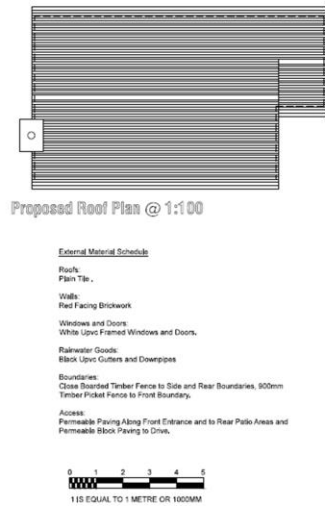
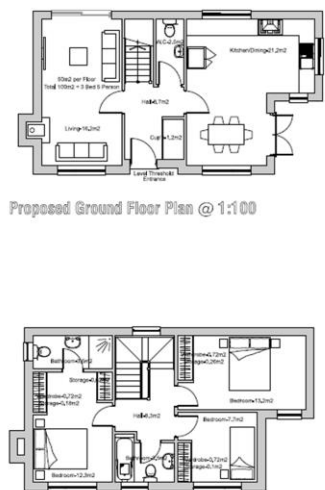
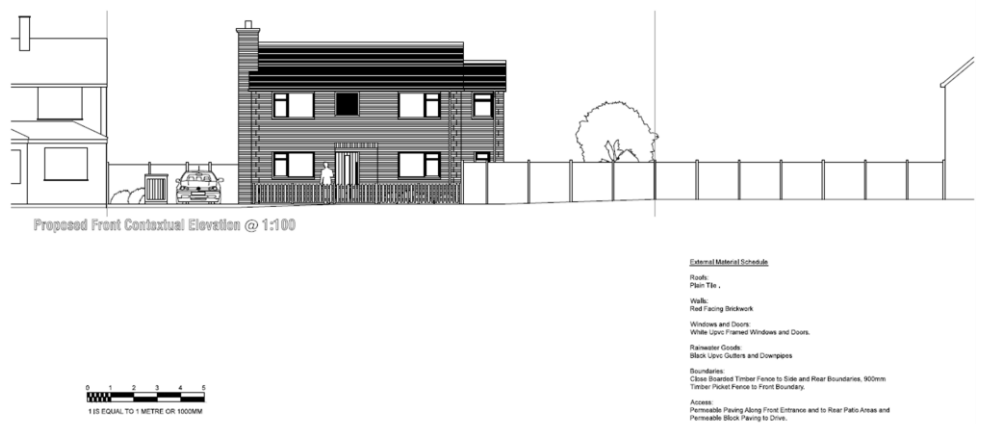
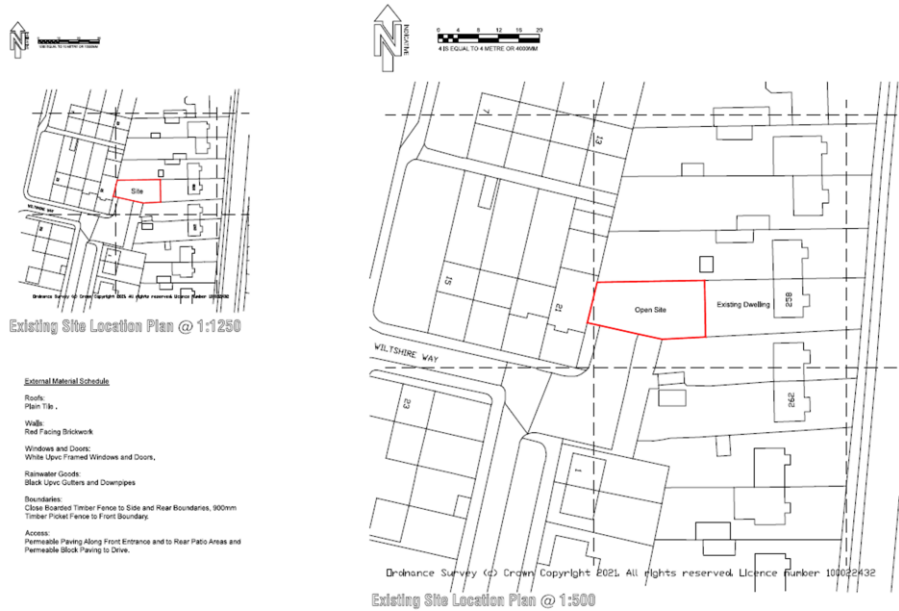


**ASKING PRICE £149,995**

**LAND TO REAR OF 258 WILLINGTON STREET, ME15 8AT**







**Situated just off Willington Street is this land with full planning permission granted for a three bedroom detached house with associated off street parking, planting, bin stores and bike stores.**

**Please see photos of the proposed development and site location and contact us for any further information.**

## MATERIAL INFORMATION

**GDV: £450,000.00**  
**CIL: £9,558.33**



- **LAND WITH PLANNING PERMISSION**
- **REFERENCE NUMBER: 21/503093FULL**
- **GDV: £450,000**
- **CIL PAYMENT: £9,558.33**

- **IDEAL FOR SELF BUILDER**
- **POPULAR SOUGHT AFTER LOCATION**
- **CLOSE TO LOCAL AMENITIES**
- **CLOSE TO GREEN OPEN SPACES**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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