

**GORSE HILL**  
**CRABBLE LANE**  
**DOVER**  
**CT17 0MY**

**25 ACRE SITE****FOR SALE**

The suburb of Crabble is located a short drive from Dover centre, close to Buckland, with good access to the A2 at Whitfield and backs onto Coombe Down.

Latitude/longitude 51-1393, 1-2832309.

Given Dover's key links to Europe and the recent Brexit matters, we believe the demand for land in the area will steadily increase.

The hillside site is overgrown and lies in close proximity to Poulton Business Park and many residential premises. It has a small woodland area and electric sub station at the lower end.

Attached is a plan (for I.D. only) produced some time ago to show a high density residential site. We do not believe that planning consent will be granted for such a high density scheme.

The property is held in a single asset Limited Company. It is proposed a sale of the company take place.

There is potential to put forward a good argument to be able to develop the land for retirement/ community purposes. Please rely on your own enquiries.

**TERMS** The company/land is available to purchase at £175,000, i.e. £7,000 per acre.

**LEGAL COSTS** Each party to bear their own legal costs incurred.

**VAT** Plus VAT at the appropriate rate if applicable.

**VIEWING** For further information or an appointment to view, kindly contact joint sole selling agents Stephen Wood, S R Wood & Son Ltd, 07798 610 003.

25/10/2019  
Ref: gorsehill

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