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# LAND FOR SALE IN FOLKESTONE, KENT

LAND ON LONGAGE HILL, LYMINGE, FOLKESTONE, KENT, CT18 8HB

LAND FOR SALE WITH PADDOCK POTENTIAL WELL SITUATED NEAR  
FOLKESTONE, ELHAM, ASHFORD AND THE M20 MOTORWAY



Approximately 40 acres of amenity land for sale set in a beautiful rural location in the heart of the Kent countryside. The land is available as a whole or separated into 11 good sized lots that have superb potential for paddock conversion. The site incorporates mature woodland, adding charm and character to the land.

The site benefits from picturesque views and extensive road frontage with two excellent access points off Longage Hill.

The land lies on the edge of the idyllic village of Lyminge in the south-east of Kent, just 5 miles from Folkestone and the Channel Tunnel. Lyminge provides key services including shops, schools and a pub. The larger towns of Folkestone and Ashford are easily accessible within short travelling distances for local commuters.

The price of land and property has risen strongly in the area partly due to a growing infrastructure offering high speed transport links to London and Europe. This makes the area a desirable place to live and combined with rising house prices has led to a lack of affordable housing. Consequently house prices are 240% higher than the national average.

The site is available freehold as a whole or in lots.

Lot 1: 2.66 acres SOLD  
Lot 3: 3.88 acres SOLD  
Lot 5: 4.38 acres SOLD  
Lot 7: 4.68 acres SOLD  
Lot 8b: 2.75 acres SOLD  
Lot 9b: 2.39 acres SOLD

Lot 2: 4.00 acres SOLD  
Lot 4: 5.00 acres SOLD  
Lot 6: 4.00 acres SOLD  
Lot 8a: 2.75 acres SOLD  
Lot 9a: 2.93 acres SOLD

## TRAVEL

- ◆ 1.6 miles to B2068
- ◆ 3.1 miles to Junction 11 of the M20
- ◆ 3.1 miles to A20
- ◆ 3.2 miles to Euro Tunnel
- ◆ 3.4 miles to Westenhanger Train Station\*
- ◆ 6.0 miles to A2
- ◆ 9.2 miles to Ashford International\*\*
- ◆ 10.1 miles to Dover Ferry Port

\* Journey Times: 11 mins to Folkestone; 1 hr and 15 mins to London Bridge

\*\* Journey Times: 1 hr and 52 mins to Paris Gare du Nord International, France

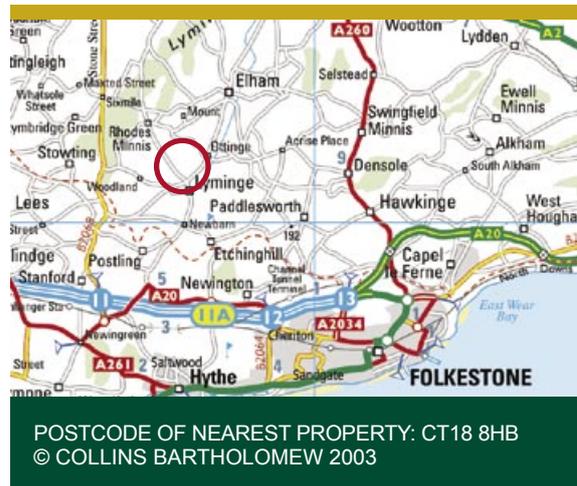
## LOCATION

- ◆ 1.6 miles to Etchinghill
- ◆ 1.6 miles to Elham
- ◆ 4.1 miles to Paddesworth
- ◆ 5.5 miles to Folkestone Town Centre
- ◆ 9.1 miles to Asford
- ◆ 9.8 miles to Canterbury
- ◆ 9.9 miles to Dover

Folkestone is a resort town on the south coast of Kent and has stunning views of the surrounding countryside as well as the coast of France. The town has developed considerably due to its transport links. The town is home to the Euro Tunnel which provides direct travel into France within 35 mins. The ferry port has recently been relocated to Dover which is one of the busiest shipping lanes in the world and reachable within 10 miles of the site.

The infrastructure in and around Folkestone is one of the busiest in Kent. The M20 provides fast access to Ashford, Maidstone, London and the M25. The A20 leads straight to Dover and the A259 to Hastings, Eastbourne and beyond. To the north, a number of A and B roads connect Folkestone to Canterbury and Lyminge. Lyminge lies 3 miles north of the M20 motorway. The nearby motorway network provides easy access from the village to Folkestone, Ashford, Maidstone and the M25.

Lyminge falls within the Kent Downs which make up the North Downs stretching for 120 miles from Surrey to the White Cliffs of Dover in Kent.



The area is renowned for its natural beauty and its picturesque, rolling chalk hills provide a beautiful backdrop to the village of Lyminge.

This region in Kent is recognised as an Area of Outstanding Natural Beauty with significant value to the English Countryside. Its purpose is to enhance the natural beauty of the landscape, meeting the need for quiet enjoyment of the countryside.

Lyminge Forest can be found to the north of the village where a large area of mixed woodland can be found providing walkways and bridle paths.

The village of Lyminge has recently won 'Kent's Best Village', exceeding the judges expectations on categories such as environmental action, community life and business opportunities. The local schools have examination results that exceed the national average.

## LOCAL AUTHORITY

Shepway District Council  
Civic Centre  
Castle Hill Avenue  
Folkestone  
Kent  
CT20 2QY

Kent County Council  
Sessions House  
County Hall  
Maidstone  
Kent  
ME14 1XQ

### THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

## ACCESS

The site benefits from 532 metres of road frontage on Longage Hill, where there are two securely gated access points into the site. Both entrances provide areas to pull off the main road for increased security and safety.

## WALKS & EQUESTRIAN

Lyminge Forest provides a number of walks, cycle routes and bridleways for the leisure enthusiast. The area provides idyllic views and peaceful surroundings away from the hustle of the major Kent towns.

There are a number of equestrian centres nearby to the site. The nearest is located in Densole, within 3 miles of Lyminge, homing a livery yard, indoor international sized arena and a riding school. The nearest bridleway can be found in North Lyminge.

## LAND VALUES

According to the latest RICS rural land market survey, land prices in the South East of England increased by 36% in the past year, where demand remains high. There has been no significant increase in supply and hence prices have continued to rise.

The Valuation Office Agency reports that there appears to be little indication that the direction of the market is likely to change.

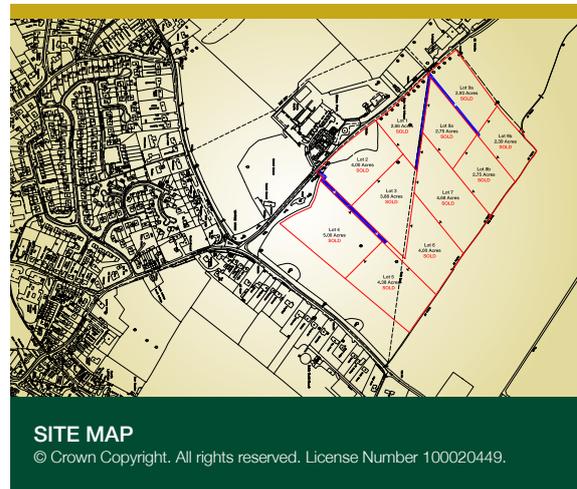
Furthermore, if the economy does become more unsettled, agricultural land always has a substantial attraction to investors, resulting from its security as a capital asset. Its resistance to inflation and tangible nature should ensure land remains in strong demand.

## HOUSING

House prices in the area have increased by 178% in the last year alone. The average house price is £522,500 which is 240% higher than the England and Wales average. These figures show a massive percentage increase despite the current property market situation.

The price of land and property has risen strongly in the area due to the development of the high speed rail and road links between Kent and London making it an ideal location for those commuting into the Capital. Kent is known as the 'Garden of England' due to its beautiful forest, hills, farmland and the Downs adding to its desirability.

Folkestone could potentially occupy a key strategic position in terms of a gateway to



Europe due to the M20 motorway and the Channel Tunnel Rail Link. There are plans to open a high speed domestic service from Folkestone to London opening the town as a commuter centre in 2009.

Shepway District Council is currently facing problems with the lack of affordable housing in the area and in response aim to build 60 new affordable homes each year to help reduce the shortage in the district.

## METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

## PLANNING

The land is designated within the Greenbelt and any development would be subject to planning permission.

## VIEWING

To arrange a site visit, please call 01727 817479 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

