

# Commercial Sites For Sale

**CORE**  
COMMERCIAL  
01892 834483



## Martello Park Nickolls Quarry Dymchurch Road **HYTHE** Kent CT21 4NG

### Location

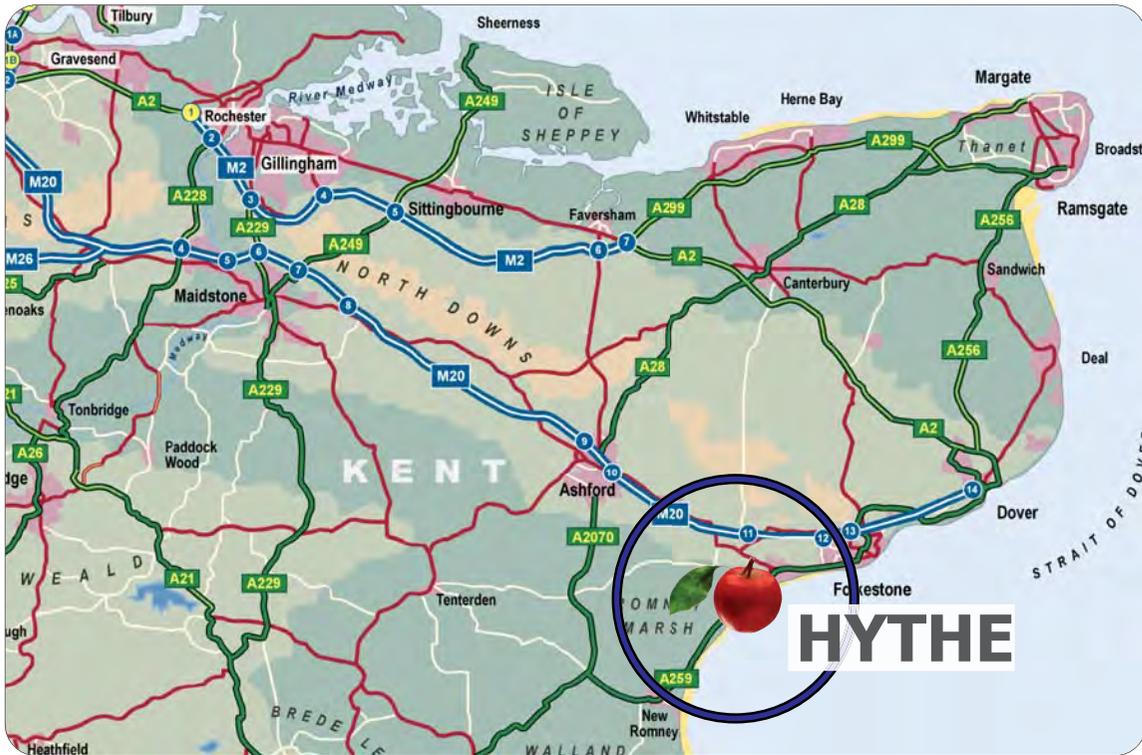
Hythe is 70 miles Southeast of London and 14 miles from Ashford on the Kent coast. The site fronts the A259, 2 miles east of Hythe town centre and railway station, 5 miles from both the M20 and Channel Tunnel entrance.

### Description

A major mixed use development with outline Planning Permissions (Y06/1079/SH and Y15/0094/SH) to provide over 1,000 dwellings, 160,000 sqft of B1 employment space, 20,000 sqft of A1/A2 Local Centre and D1 Community facilities together with public open space and water bodies. Phase I of the residential development, Martello Lakes, has been completed.

We are looking for expressions of interest from occupiers and developers to purchase serviced commercial sites from 1 to 15 acres.

**Sites from 1 to 15 acres**  
to provide  
**10,000 to 160,000 sqft**



Nearby beach



Hythe sound mirror



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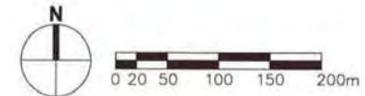
These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

# Development framework



Byway used as a public route

- Legend**
- Site Boundary
  - Sailing Club
  - Rail Halt
  - Waterbodies (15.5 ha)
  - Residential Development "Woodlands" = 12.5 ha
  - Employment Area = 6.0 ha
  - Residential Development "Lakeside" = 4.4 ha
  - Residential Development "Village" = 5.7 ha
  - Mixed Use Development = 1.5 ha
  - Structural Landscaping/Open Space
  - Public Open Space
  - Incidental Open Space
  - Urban Square
  - Barrier Block
  - NEAP (1000sqm)
  - LEAP (400sqm)
  - LAP (100sqm)
  - Acoustic Barrier
  - Informal Hard Surface Footpath
  - Formal 3m Hard Surface Shared Footpath/Cycleway
  - Existing Public Footpath/Right of Way



**Martello Lakes**  
Development Framework



**Lakeside Character Area**  
(refer pages 14/15 of D&A Addendum)

**Village Character Area**  
(refer pages 14/15 of D&A Addendum)

**Woodland Character Area**  
(refer pages 14/15 of D&A Addendum)

**Employment Character Area**  
(refer pages 14/15 of D&A Addendum)