

"Sunfield",  
Monks Horton



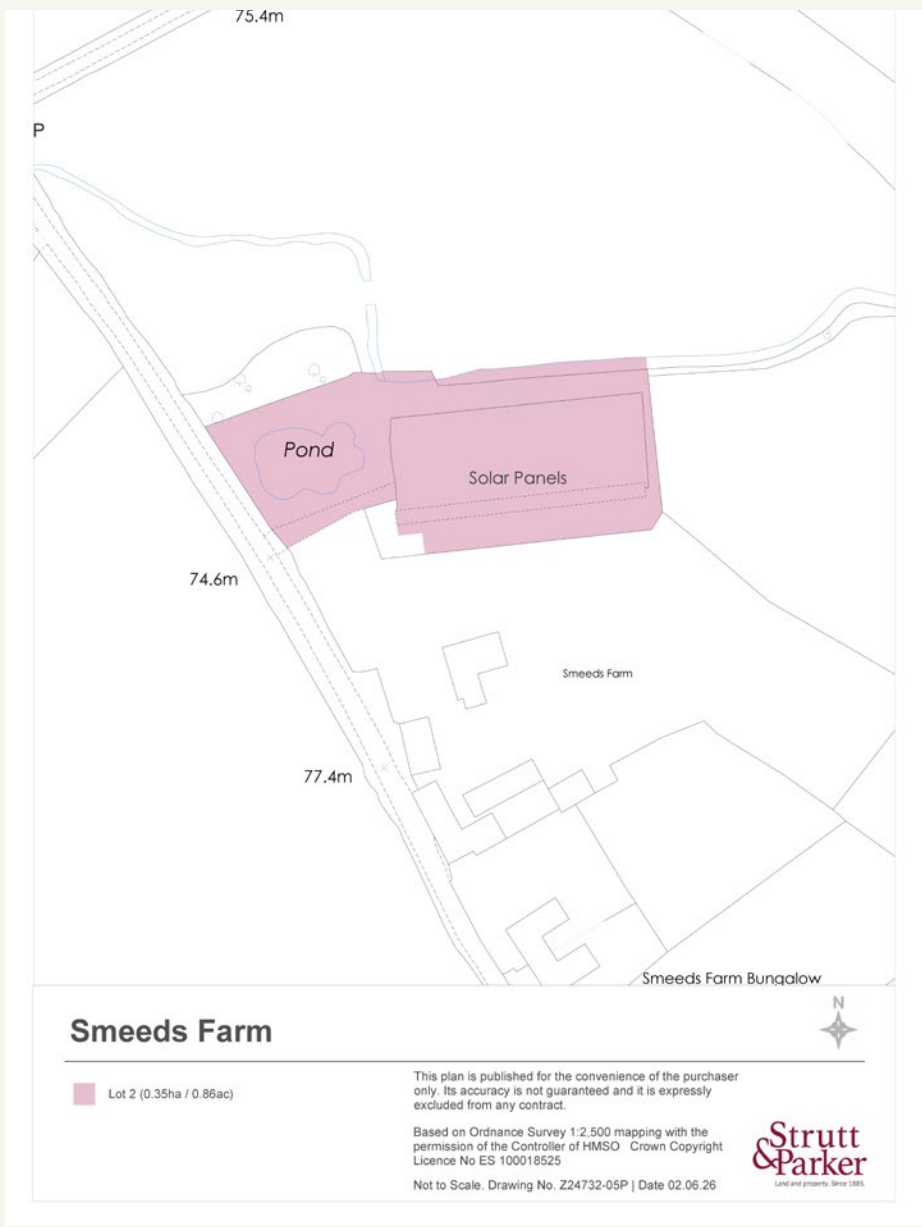
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About 0.86 acres  
 112 solar panels  
 Large wildlife pond

Guide price - Lot 2 - £250,000



A rare opportunity to acquire a rural plot with a 112 panel solar array that provides significant income.

"Sunfield" is 0.86 acres plot with a ground-mounted solar array (a mini solar farm) tucked away alongside hedging that borders a former manège. The panels currently generate an average tax-free income of £16,240 per annum and the FIT generation subsidy runs until 2037.

There is a large pond that hosts a multitude of native plants and birdlife. The plot also offers superb amenity value with room to put in a 20m x 40m manège alongside the solar panels if desired. Double five-bar wooden gates provide private access off Broad Street which is a peaceful country lane.

Sunfield sits in pretty, undulating countryside at the foot of the North Downs. Surrounding villages provide a variety of amenities.

**General**

Tenure: Freehold  
 Local Authority: Folkestone and Hythe  
 Planning: Prospective purchasers should make their own enquiries of Folkestone & Hythe District Council.

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