

Residential Development Opportunity

Land for Sale with Consent for Three Detached Homes

St Michaels, Tenterden, Kent
Guide: £1,500,000



- Planning permission for 3 detached houses
- Houses of contemporary design by award-winning architect Guy Hollaway
- 4.4 acre / 1.8 ha site in sought-after St Michaels, Tenterden, Kent
- Views across London Beach Golf Course

Savills
74 High Street
Sevenoaks TN13 1JR

01732 789 750

savills.co.uk

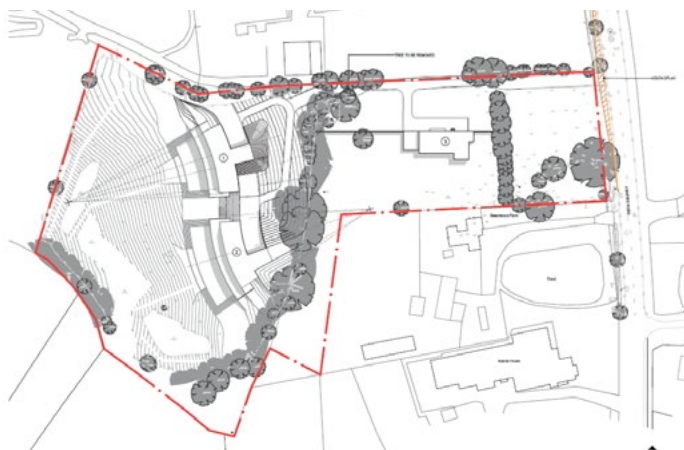




Description and Location

The site is vacant and comprises former grazing land with mature tree and hedgerow boundaries, lying to the north of St Michaels, a suburb of Tenterden in Kent. The site itself is accessed off the A28 Ashford Road and is situated to the south of London Beach Country Hotel, Spa and Country Club. The London Beach Golf Course lies to the west and north west. St Michaels is approximately 0.5 miles to the south, providing local amenities. There are a range of private and state schools, both for primary and secondary education, in the local area. A range of independent stores, eateries and other amenities can be found on the attractive Tenterden High Street, about 1.5 miles to the south. Tenterden, known as the Jewel of the Weald, is characterised by its special history, heritage and countryside setting.

Ashford International (about 11 miles to the north east) provides High Speed 1 rail services to London St Pancras International in journey times of approximately 38 minutes. Junction 9 of the M20 lies similarly distant and provides links to Dover to the east, and Central London (64 miles to the north west).



Planning

Planning permission was granted by Ashford Borough Council on 8 June 2017 (Ref: 17/00446/AS) for the erection of three new dwellings and creation of access.

The scheme is of superlative contemporary design by award-winning architects Guy Hollaway, with the homes featuring sedum roofs that utilise the existing contours of the topography.

The consent is subject to the fulfilment of 29 conditions, all of which are considered to be in line with a development of this nature and not unduly onerous. Applicants should satisfy themselves by reviewing the full details that are available on Ashford Borough Council's planning portal.

The consented scheme provides for the following accommodation:

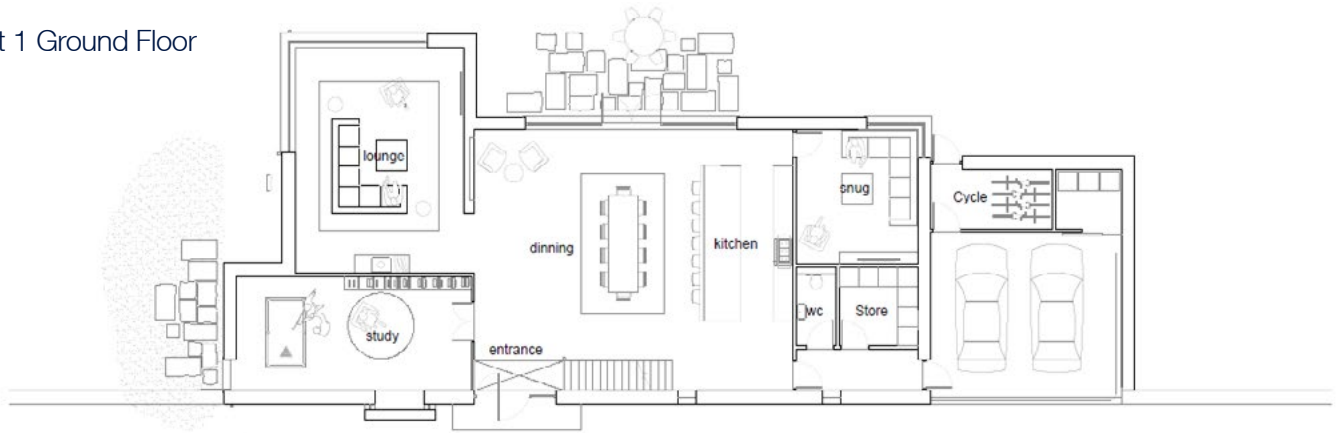
Plot	GIA	Accommodation
1	328 sq m / 3530 sq ft	Ground floor – open plan kitchen/dining area; living room; study; snug; store and cloak room. First floor – 5 x double bedroom (two with en suites and outdoor terrace areas) and family bathroom.
2	380 sq m / 4089 sq ft	Lower ground floor - open plan kitchen/dining area; living room; study; snug and cloak room.
3	390.5 q m / 4203 sq ft	Ground floor - 5 x double bedrooms (1 x en suite bathroom; 3 x en suite shower rooms); family bathroom.

Each plot benefits from a double garage and cycle store.

Subject to the fulfilment of the planning conditions, the site is ready for development, with no known contamination issues or other onerous site preparations. There are no Section 106 requirements.

Floor Plans

Plot 1 Ground Floor



Plot 1 First Floor



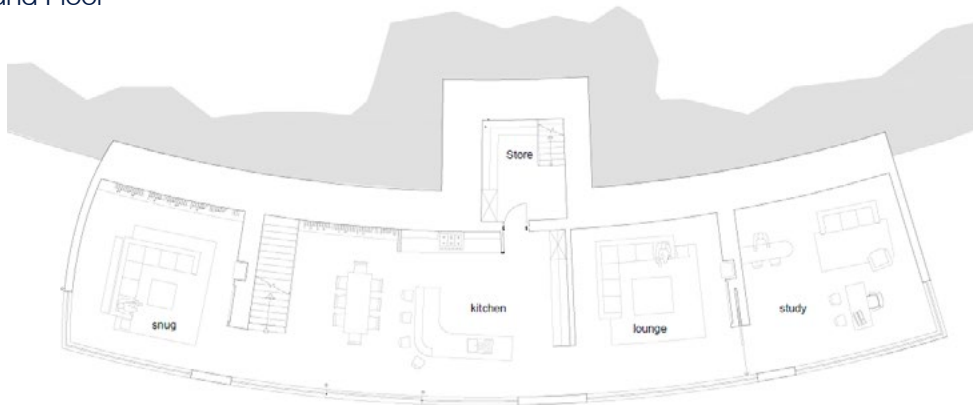
Plot 2 Lower Ground Floor



Plot 2 Ground Floor



Plot 3 Lower Ground Floor



Plot 3 Ground Floor





Services

We have not inspected the services and understand that the site is capable of being connected to mains electricity, gas and drainage. We recommend that prospective purchasers satisfy themselves through their own due diligence.

Method of Sale and Tenure

We are seeking unconditional offers for the freehold (with vacant possession) by private treaty.

Further Information and Viewing

Viewing is strictly by appointment only. To arrange a viewing, or for further information, please contact:

Laura Gammon
Savills Sevenoaks
01732 789 729
LVGammon@savills.com

Lloyd King
Savills Maidstone
01732 879 067
LKing@savills.com

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | November 2017

