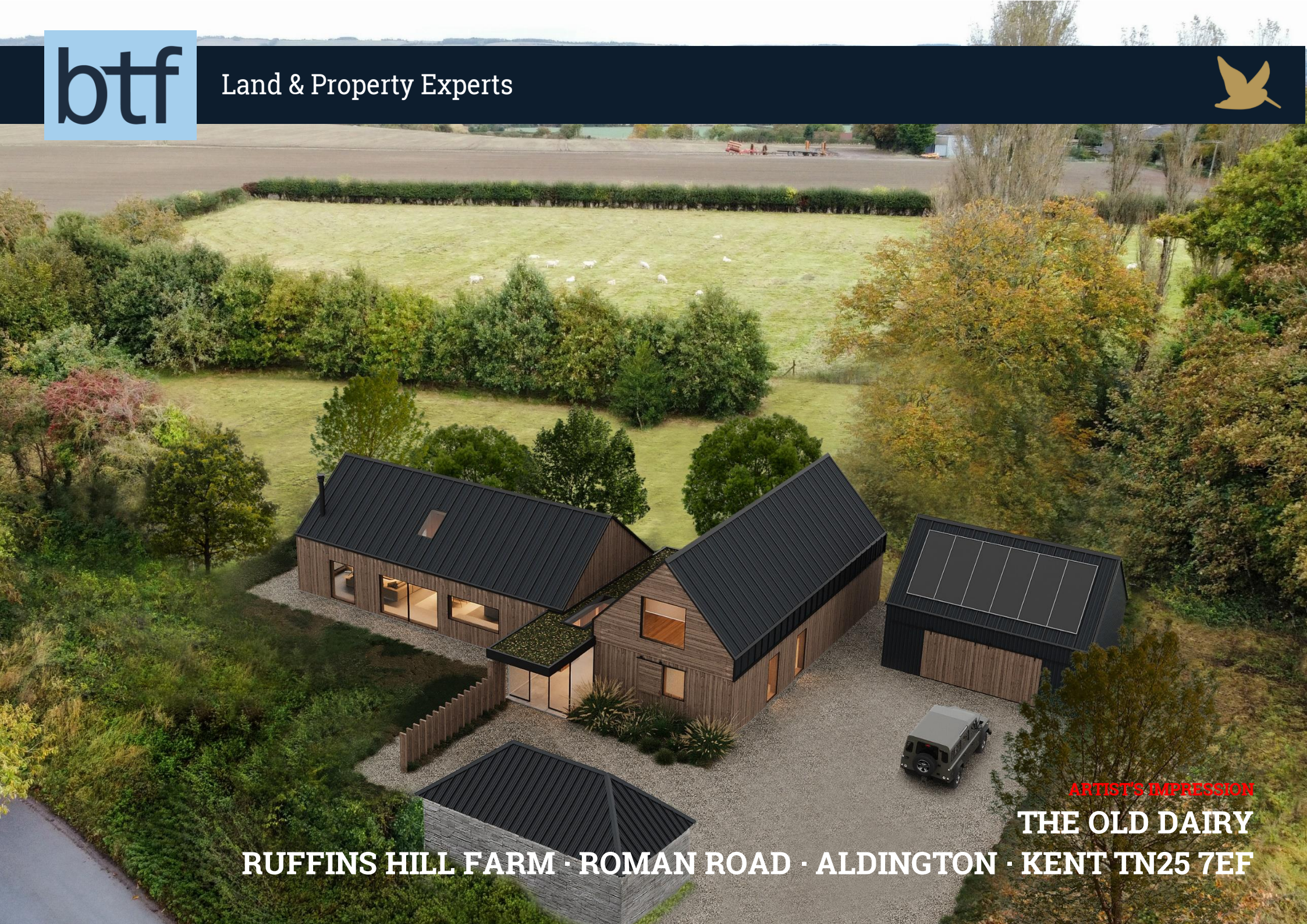




Land & Property Experts



ARTIST'S IMPRESSION

**THE OLD DAIRY**

**RUFFINS HILL FARM · ROMAN ROAD · ALDINGTON · KENT TN25 7EF**



**THE OLD DAIRY  
RUFFINS HILL FARM  
ROMAN ROAD  
ALDINGTON  
KENT TN25 7EF**

<i>Aldington</i>	-	<i>0.5 mile</i>
<i>Hythe</i>	-	<i>6 miles</i>
<i>Ashford</i>	-	<i>7.5 miles</i>
<i>Tenterden</i>	-	<i>12.5 miles</i>
<i>Rye</i>	-	<i>19 miles</i>

**Consent for the demolition of redundant agricultural buildings and redevelopment into a spacious 3/4 bedroom dwelling with far reaching views across Kent, on a generous sized plot in a private but accessible location, with transport links nearby.**

- Approval for the redevelopment into a 3/4 bedroom detached dwelling (2,800ft<sup>2</sup>) and a new detached Double Garage (450ft<sup>2</sup>)
- Planning Application reference: - PA/2022/2099- Ashford Borough Council
- In all extending to 1.06 acres
- Including a Ragstone barn with potential, subject to the necessary planning permissions

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £425,000**

**VIEWING: - Strictly by appointment via the sole agents:**

**BTF Partnership**

**Clockhouse Barn**

**Canterbury Road, Challock**

**Ashford, Kent TN25 4BJ**

**01233 740077 / challock@btfpartnership.co.uk**

**LOCATION**

The Old Dairy is situated approximately half a mile south east of Aldington village and 6 miles west of Hythe which is able to provide a good range of day to day facilities and amenities along with national rail link to London stations in little over an hour. Ashford is 7.5 miles north-west and provides further facilities and good leisure and schooling along with links to the national motorway network.

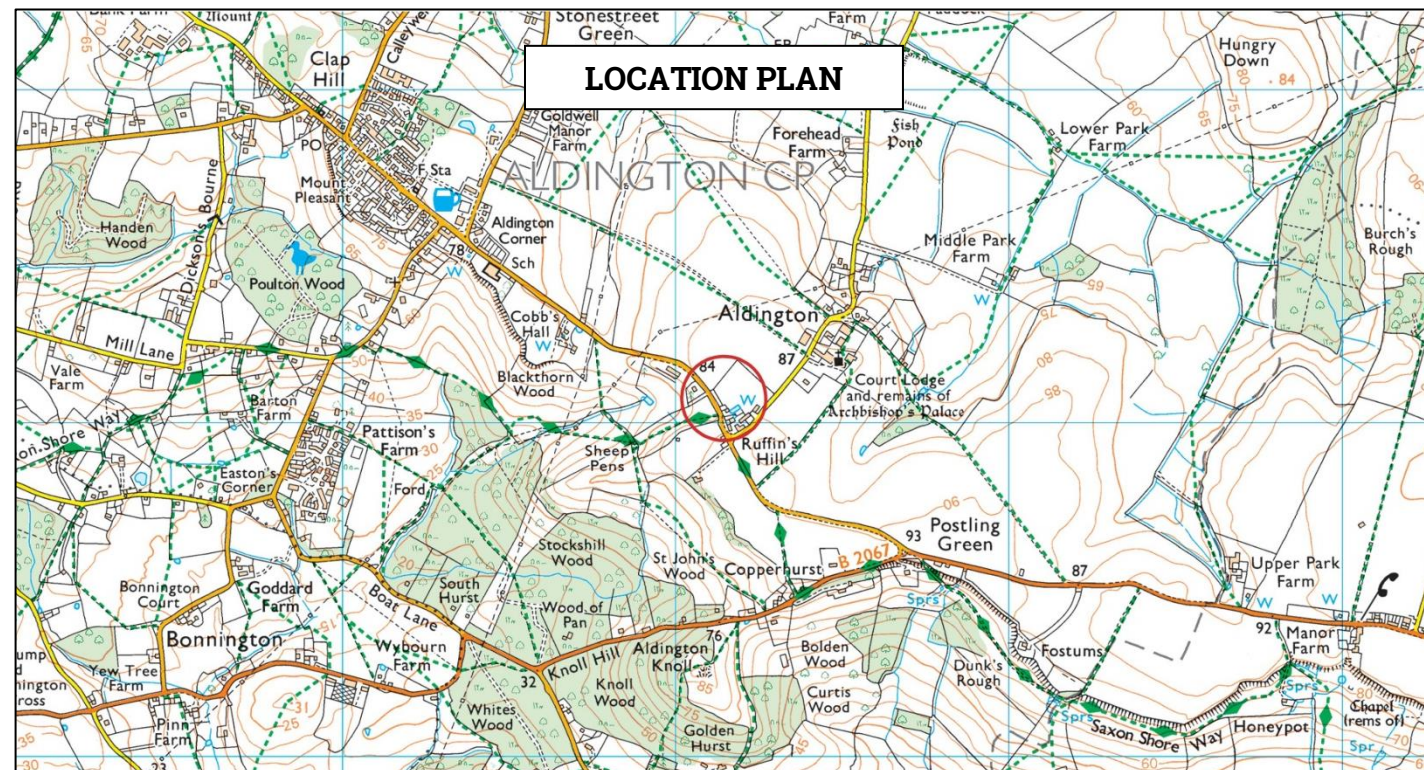
Ashford hosts a significant range of amenities and facilities including Ashford Outlet Centre, International Rail connections with links to London (37 minutes) and the national motorway network (M20) including Folkestone (Channel Tunnel Crossing) and Dover within circa 20 minutes. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

**DIRECTIONS**

From junction 10a of the M20 heading coast bound, take the exit to the A20 and continue for 2 miles, until turning right onto Station Road continuing on for 1.5 miles. Keep right onto Goldwell Lane, stay on this lane until reaching the T junction in Aldington village. Turn left onto Roman Road continuing for half a mile. The Old Dairy will be on the left just before the left hand turning to Church Lane.

**WHAT 3 WORDS**

///throat.sponge.ruins









## GENERAL DESCRIPTION

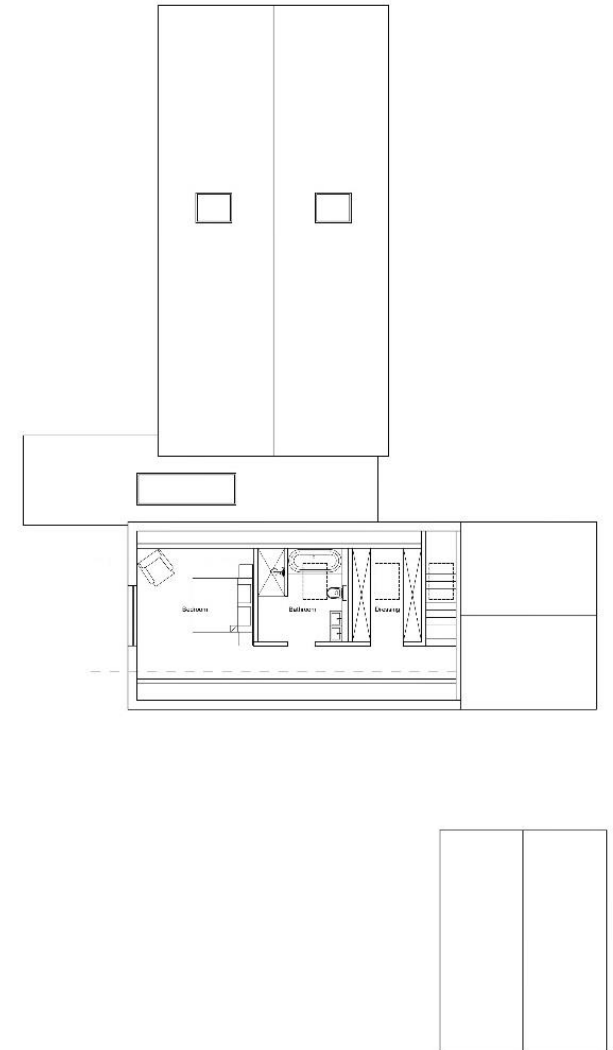
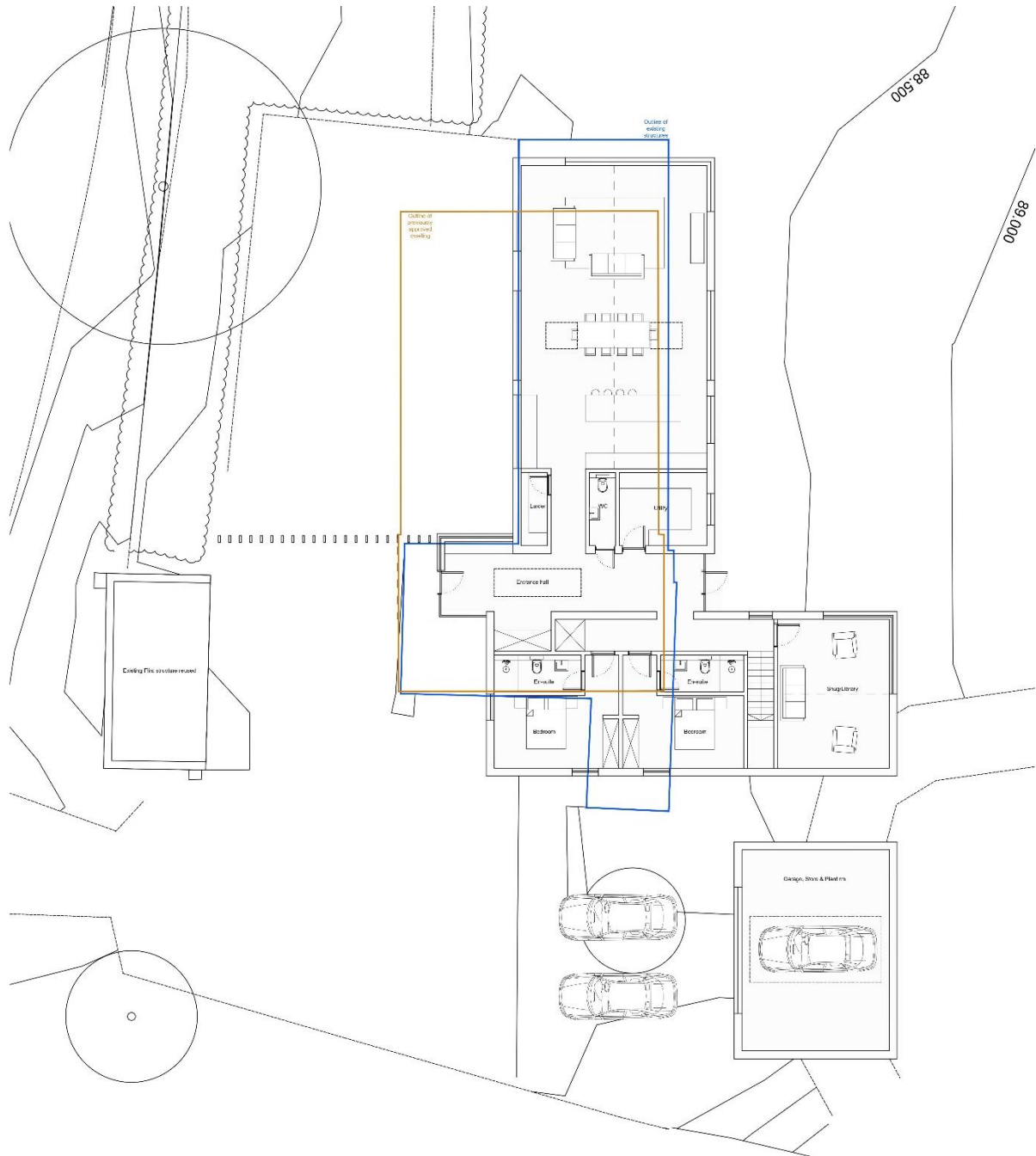
The Old Dairy comprises a former agricultural building of block and timber construction under a corrugated fibre cement roof with a steel frame extension under a corrugated steel roof. This building has approval subject to various conditions for demolition and replacement with a residential dwelling under planning reference PA/2022/2099 – Ashford Borough Council. A breakdown of the accommodation is as follows: -

The Front Door will open to **Entrance Hall** with doors to **Utility Room**, **Downstairs Cloakroom** and **Rear Garden**. The Entrance Hall opens out to a large **Kitchen & Living Room Area** with door to **Larder**. The **Rear Hall** is accessed from the Entrance Hall with doors to **Bedroom 2** (double) with **Ensuite** and fitted storage cupboards, **Bedroom 3** (double) with **Ensuite** and fitted storage cupboards and **Bedroom 4/Snug** (double) featuring a full height glass window. Stairs from the Rear Hall lead up to the **Master Bedroom** which benefits from **Dressing Room** and **En Suite Bathroom** with shower, bath and twin wash hand basins. Total consented footprint extends to 2,800ft<sup>2</sup>.

Outside is a proposed gravel driveway coming in from the Roman Road to the west and leading up to the proposed dwelling where there will be ample off road **Parking Spaces** allocated next to the barn along with a **New Detached Double Garage** (450ft<sup>2</sup>) with Solar Panels. In addition, there is a **Ragstone Barn** which did not form part of the planning application which could have potential for ancillary accommodation subject to the necessary planning consents. Please see the consented floor plans opposite along with the consented elevations overleaf for further detailed information.



**CONSENTED FLOOR PLANS**



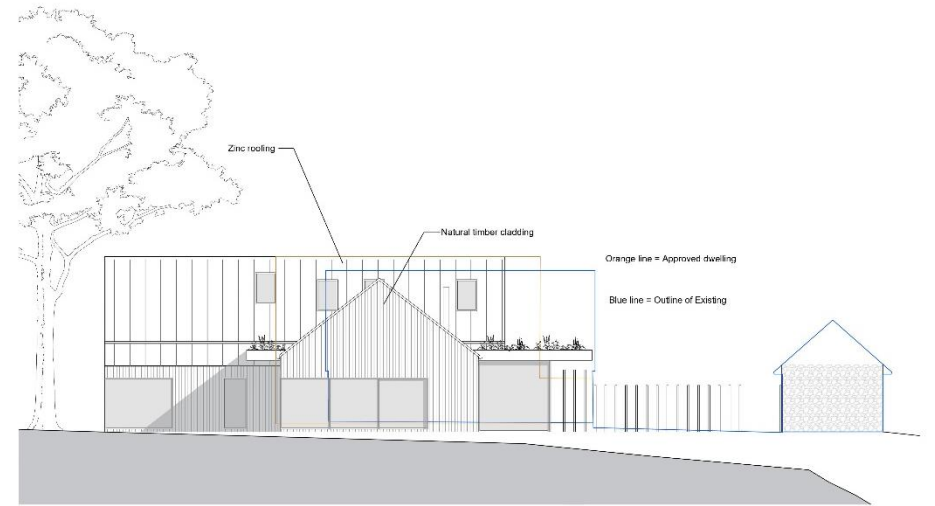
**NOT TO SCALE**



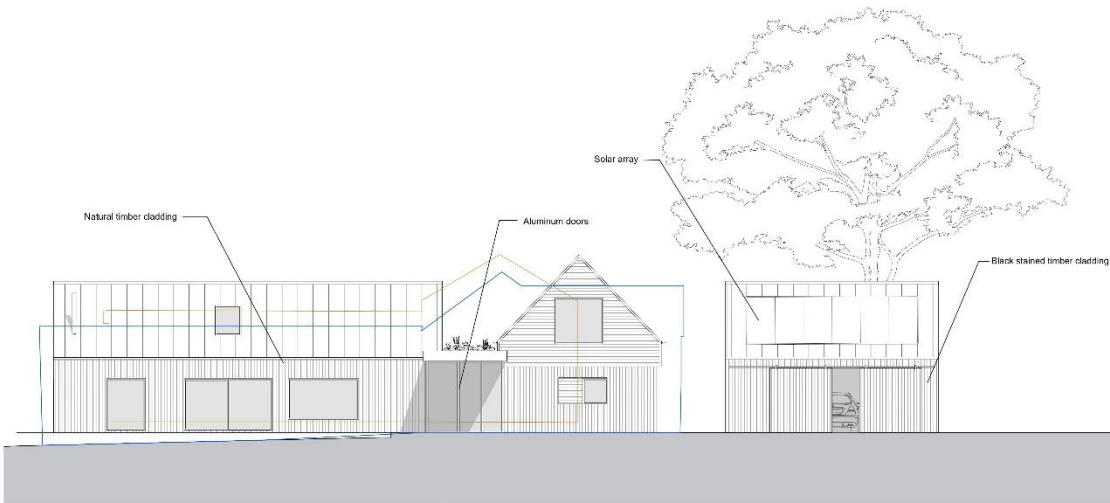
## PROPOSED ELEVATIONS



Proposed East elevation



Proposed North elevation



Proposed West elevation



Proposed South elevation

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**NOT TO SCALE**







## LAND

The property is located on a generous plot of approximately 1.06 acres which surrounds the consented residential dwelling to the north and east, and is classified as Grade II on the Agricultural Land Classification Plan for England & Wales. The land is all laid to grass with the boundaries predominantly natural hedgerows with fencing. The land provides security for the residential dwelling and views throughout the Kentish countryside along with the opportunity to provide a well landscaped and secured large garden and wild flower meadow area.











## BOUNDARY PLAN



Produced on Jan 18, 2024.  
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**NOT TO SCALE**





## SERVICES

The Old Dairy is connected to mains electricity and water. The drainage system will need to be a private compliant system away from mains.

## BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

## ACCESS

Access to the property is directly from Roman Road on to the driveway. As far as we are aware, Roman Road is an adopted public highway, and the property adjoins this highway. A highways search has been applied for and will be available from the selling agents upon requested once received.

## METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

## TENURE

The property is registered under Land Registry Title Number TT99730. Copies of the Office Copy Entries and Title Plan are available from the selling agents on request.

## LOCAL AUTHORITY

**Kent County Council**, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

**Ashford Borough Council**, Civic Centre, Tannery Lane, Ashford TN23 1PL

## PHOTOGRAPHS

The photographs within this brochure were taken in January 2024.

## PLANNING

Consent has been granted for the redevelopment of an agricultural building to a residential property under planning reference PA/2022/2099 subject to confirmation on various conditions. These include the following: -

- Prior to occupation at least one All Electric Vehicle charger point will be provided.
- Prior to commencement of development, details of a replacement roost for barn owls must be approved by the LPA.

A copy of the full decision notice along with the officer's report is available on the Ashford Borough Council Planning Portal or the selling agents on request.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

## RESTRICTIVE COVENANT

There are restrictive covenants on the property including -

**Not to erect on the property any buildings permanent or otherwise except one dwelling house'**

Further information on these covenants is available from the selling agents upon request.

## PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

## COUNCIL TAX

Not Applicable until post completion of the development.

## PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

## ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

## AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

## VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

## BTF Partnership

**Clockhouse Barn, Canterbury Road  
Challock, Ashford, Kent TN25 4BJ –**

**Tel: 01233 740077**

**Mob: 07799 846872 (Alex Cornwallis)**

**Email: challock@btfpartnership.co.uk**

**Reference: AC/R1979.1**

## GUIDE PRICE

**£425,000**





Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ