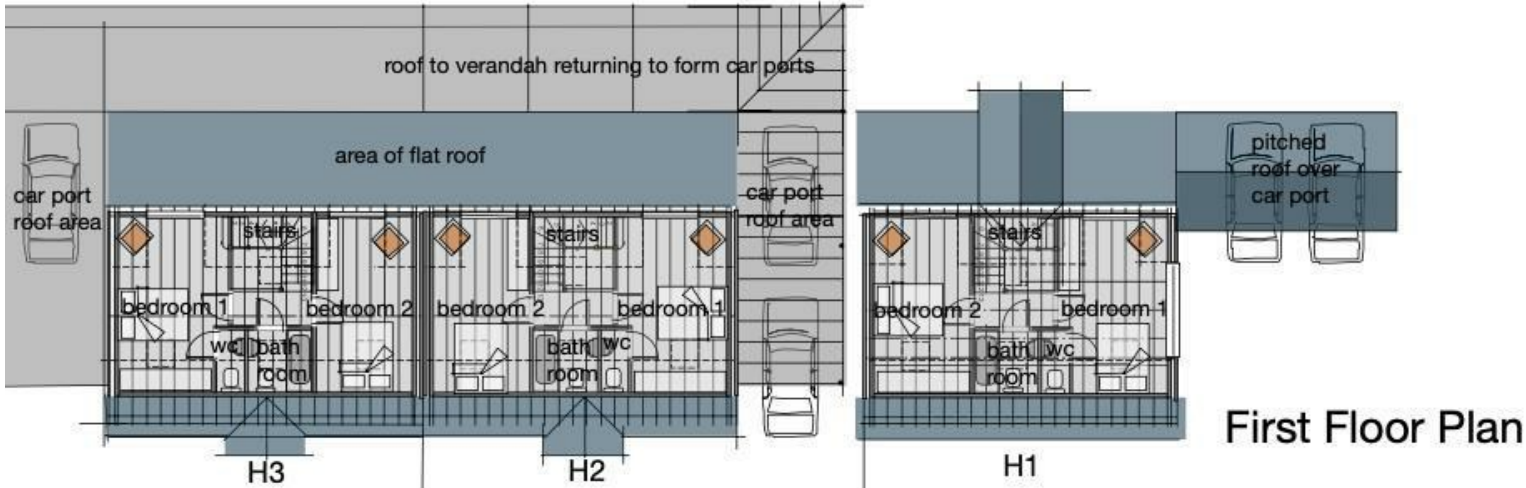


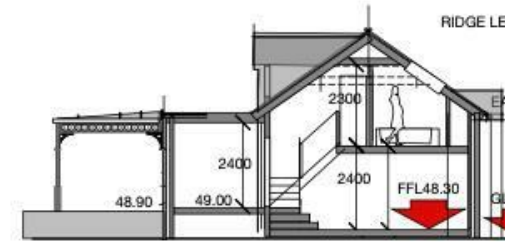


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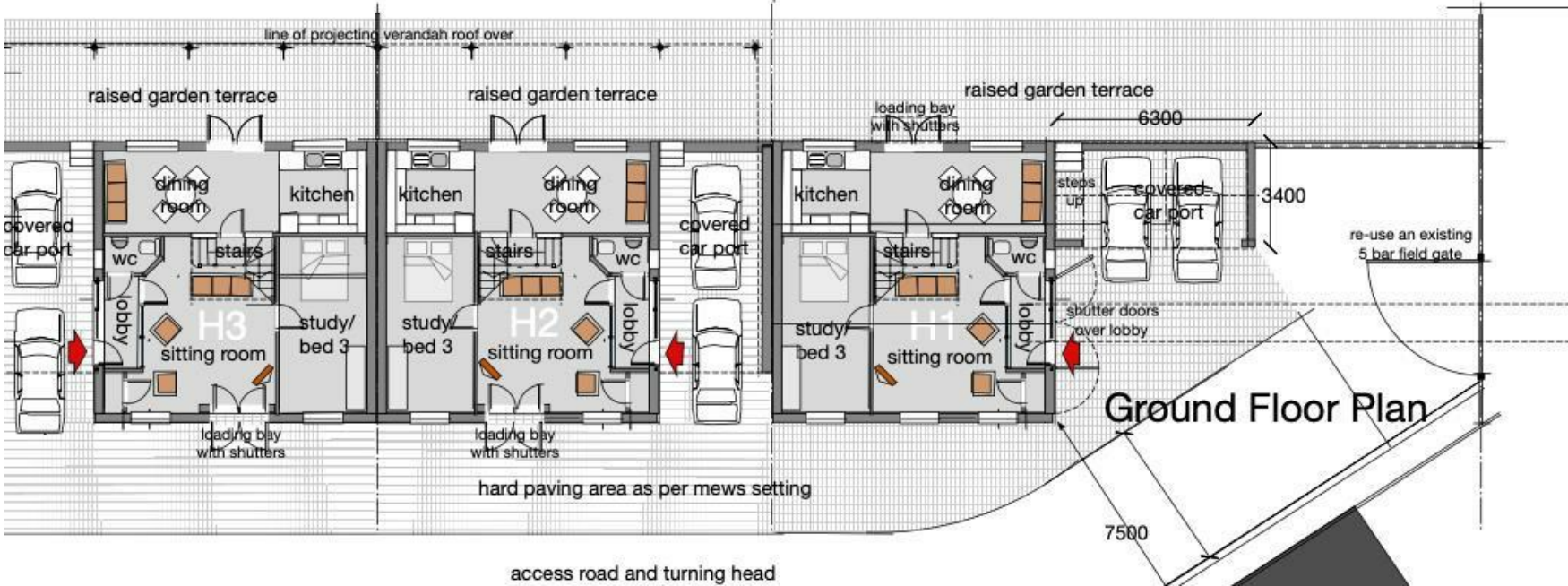
Land at The Old Railway Station, Biddenden, Ashford, Kent | Asking Price £425,000  
Call us today on 0330 120 0750



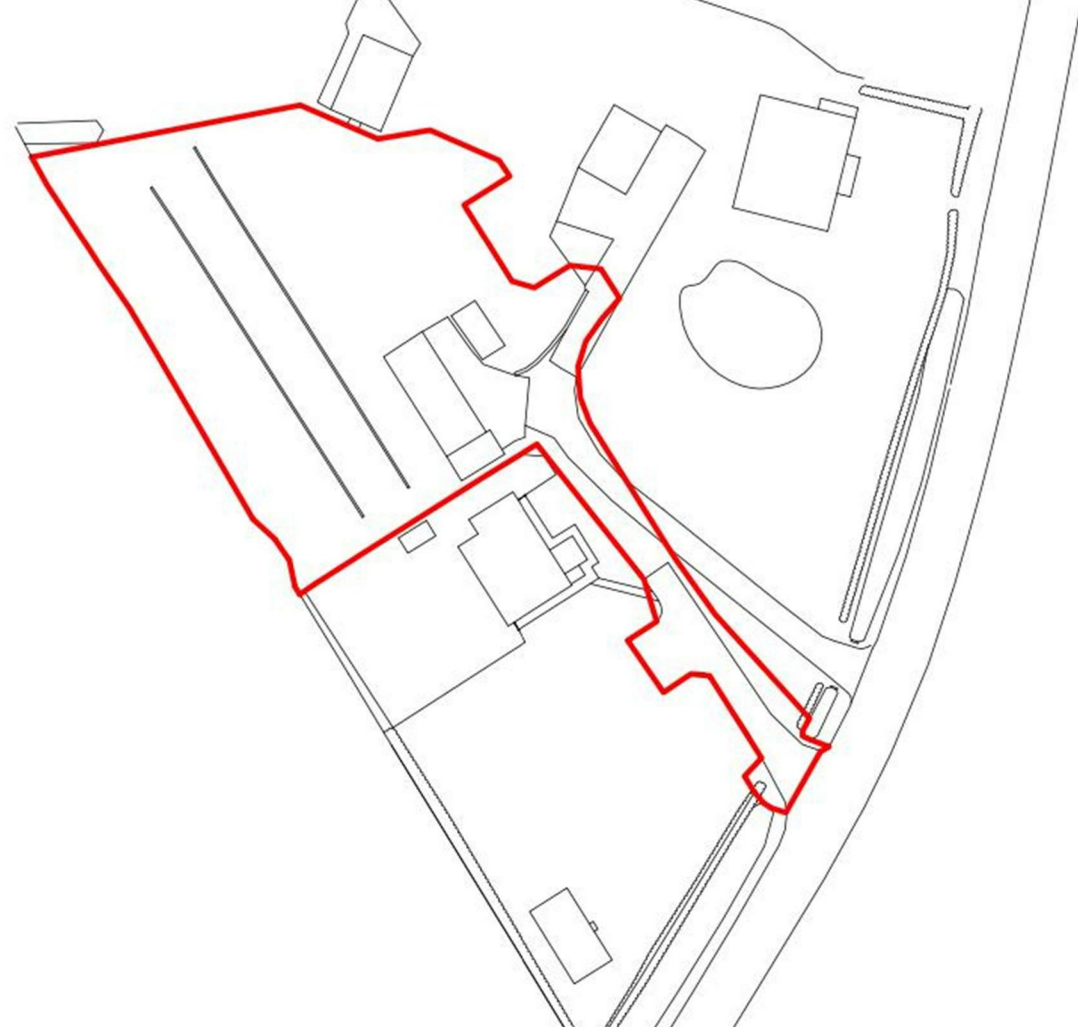
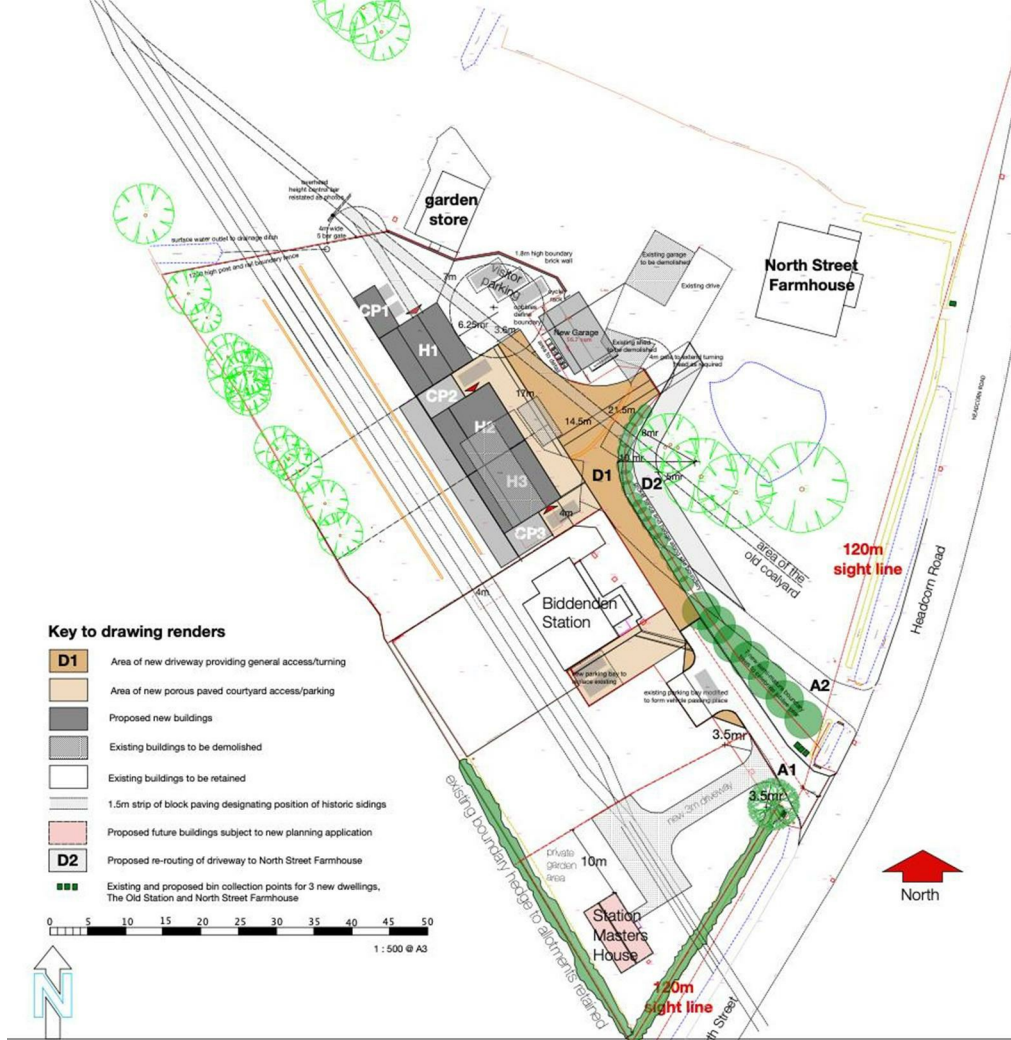
First Floor Plan



Cross Section



Ground Floor Plan



**A FANTASTIC DEVELOPMENT opportunity with FULL PLANNING for THREE Dwellings (Pair of Semi-Detached & Detached) in the stunning location of Biddenden, Ashford.**

#### DESCRIPTION

Nestled in the picturesque village of Biddenden, just a stone's throw away from Ashford, this prime plot of land is a developer's dream. With planning permission in place for the construction of three residential dwellings, this property offers an exceptional opportunity for those looking to invest in a vibrant and sought-after community.

The development sites behind an existing dwelling which is excluded from the sale. You will use the existing access to 'Biddenden Station'. You will need to demolish an existing barn on the site to then commence work on the proposed planning. You will also need to provide a driveway and parking for the existing Biddenden Station property.

#### PLANNING

22/00832/AS Erection of No.3 dwellings with carport's (one carport with home office/studio above); associated access, hardstanding and landscaping

#### LAYOUT

The proposed housing layout has been influenced by the original railway configuration. The current planning application is for 3 dwellings (Pair of 3 bed Semi-Detached & 3 Bed Detached. TOTAL SQ FT: 3,552 (1,184 sq ft EACH).

Externally the plots will each have a covered car port and 3 visitor parking spaces.

#### PROPOSED GDV

APPROX £1,475,000

#### LOCAL AUTHORITY

ASHFORD BOROUGH COUNCIL

#### SERVICES

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity at the site in order to service and drain the proposed development.

#### TENURE

Site will be FREEHOLD with right of way over entrance access.

#### CIL/SECTION 106

Vendor has made us aware there is NO SECTION 106 to be paid.

#### LOCATION

Biddenden provides a variety of shops including a general convenience store, barber, hairdresser, post office, tea shop, two restaurants and a pub with a separate restaurant. The village also offers a 13th century church, various sporting clubs, playing fields and is close to the renowned Chart Hills Golf Club.

There is a mainline station at Headcorn with train services to London Bridge, Charing Cross and Cannon Street. Junction 8 of the M20 motorway offers road links to the south coast and the M25. Excellent schools in the area include John Mayne

Primary School and Smarden Primary, with preparatory schools such as Dulwich, Marlborough House and St Ronan's. The property lies within the Cranbrook School catchment area and is in close proximity to Sutton Valence, Benenden and Bethany schools.

#### METHOD OF SALE:

All offers must be submitted in writing to Hunters Land & New Homes Jake Sauvage [jake.sauvage@hunters.com](mailto:jake.sauvage@hunters.com). The freehold site is offered to the market with unconditional offers invited. All offers must include:

1. Offer price for the property.
2. Details of further due diligence required prior to exchange of contracts.
3. Confirmation of funds.

The Vendor is not under any obligation to accept the highest or indeed any offer.

#### VIEWING ARRANGEMENTS

Viewings must be accompanied by either the agent or the owners. Please contact Jake Sauvage on 0330 120 0750 to make the necessary arrangements.

#### AGENTS NOTES

Hunters new Homes will be retained as selling agent at a fee of 1% + VAT.

65 High Street, Maidstone, Kent, ME14 1SR  
| 0330 120 0750  
| [newbuildskent@hunters.com](mailto:newbuildskent@hunters.com)