



Land Adjoining The Mount, Barrow Hill, Kent **TN25**

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# Location

The subject site is located in the picturesque village of Sellindge, which is situated approximately 4 miles to the north west of Hythe, Kent.

Positioned on the east side of Barrow Hill, the site is set in a semi-rural setting and is within an established residential address, forming predominantly detached and semi-detached dwellings.

The site is well positioned for local amenities, with the centre of the village within easy walking distance. Sellindge village offers numerous retail options as well as a primary school, public house and community centre.

The property and location is well situated for larger commercial offerings, with Ashford town approximately 6 miles to the north west.

Barrow Hill forms part of the A20 main road which is connected to the M20 motorway, via junction 11. The site also benefits from good train connectivity with Ashford Station providing direct links into London and Westenhanger station providing local train services with services to Ashford in under 10 minutes.





## Site Description

The subject property comprises an irregular shaped site and extends to a gross site area of approximately 1.75 acres (0.7ha). The site currently comprises overgrown grassland and shrubbery but is predominantly flat, albeit with some mature trees to the perimeter.

The property is free of any permanent structures and is bordered to the north, east and south by farmland and to the west by Barrow Hill.





## Planning and Scheme:

The subject property obtained outline planning permission, dated 5th December 2019, under planning ref Y18/1035/FH. This permission was for "the erection of 11 dwellings with formation of a new access with all other matters reserve for future consideration". A copy of the outline planning decision notice can be provided on request.

We understand that Conditions 7 and 8 have been discharged by the Local Planning Authority.

We are further advised, however, that the pre-commencement conditions required to implement the planning consent have not been submitted or discharged by the Local Planning Authority within the required statutory time period. Consequently, it is our understanding that the outline planning permission has not been implemented and the consent has therefore lapsed. This has not been confirmed by the Local Planning Authority and potential parties should make their own enquires in this regard.

We have been advised that there is a total CIL payment due of £223,000 in relation to the proposed scheme and Section 106 payment obligations as follows;

- £108.32 per dwelling for library contribution
- £4,535 per dwelling for Primary Education contribution
- £1,500 for council's legal costs

We are also advised that two of the proposed units were to be provided as shared ownership units. This is on the basis that the scheme for 11 dwellings is constructed.

It should be noted that we have not seen sight of the Section 106 agreement and all potential parties should confirm all planning obligation costs through their own due diligence.



# Proposed Scheme

We understand that the planning permission allowed for the following scheme;

Description	Gross internal area	
	Sq m	Sq ft
Unit 1 – 4 bed detached	167.4	1,800
Unit 2 – 4 bed detached	167.4	1,800
Unit 3 – 4 bed detached	167.4	1,800
Unit 4 – 4 bed detached	167.4	1,800
Unit 5- 4 bed detached	167.4	1,800
Unit 6 – 4 bed detached	167.4	1,800
Unit 7 – 5 bed detached	186.0	2,000
Unit 8 – 5 bed detached	186.0	2,000
Unit 9 – 5 bed detached	204.6	2,200
Unit 10 – 5 bed detached	204.6	2,200
<b>Total</b>	<b>1,785.6</b>	<b>19,200</b>

## Legal title and tenure

The site is held freehold.

The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Please note all red lines are indicative only, please refer to the title documents for site boundaries.

## Inspection

The property may be inspected by prior appointment through the vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## Method of sale

The property is being offered for sale by informal tender. Unconditional offers are sought for the freehold interest of the site subject to contract only.

# Contact



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