



Land adjacent to Charity Farm House, Pilgrims Way, Hollingbourne, ME17 1RB
Price £300,000



Situated in the highly sought-after Hamlet of Broad Street, at the base of the picturesque North Downs near Hollingbourne, awaits this superb opportunity to acquire a 3.84-acre plot of land. This stunning parcel is enveloped by the natural splendor of an Area of Outstanding Natural Beauty and a Conservation Area, offering potential for diverse applications such as an equestrian facility or development, subject to planning approval and the usual consents.

The land boasts chalk upland terrain, ensuring excellent drainage capabilities. The southern portion of the plot, once utilised as grazing land for horses and sheep, is intelligently divided into separate grazing zones. It features the convenience of two water troughs connected to the mains with automatic filling systems. On the northern side, an enchanting wooded area awaits, thoughtfully curated by the present owners. This woodland oasis comprises a mesmerising array of flora including beech wood, bluebells, wild cherry, wayfaring tree, field maple, and a vibrant tapestry of wildflowers and cowslips.




LOCATION

In close proximity lies the charming village of Hollingbourne, where convenience meets tranquility. The village provides access to a mainline railway station with direct links to London Victoria and Ashford International stations. Moreover, its strategic location offers seamless connectivity to major motorway networks. Residents also benefit from a well regarded primary school, a selection of inviting pubs, a delightful station cafe, a historic church, essential services such as a hairdresser and osteopath, and the allure of scenic local parks inviting idyllic countryside strolls.

VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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