



Durrant Green Farm Land

Ashford Road, St Michaels, Tenterden, Kent TN30 6SR

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Offers in excess of £350,000

An exciting opportunity to purchase approximately 12.4 acres of pastureland situated along the A28 on the edge of St Michaels with good local facilities and within easy reach of the historic town of Tenterden.

The land is currently being sold as grazing / pastureland however, given its proximity to the recent residential expansion in the area, it may be suitable as a future development prospect – subject to the necessary planning permission being granted.

There is currently an overage clause on the land, which would be 30% of any uplift in value, should a residential planning application be approved on the land. The overage clause runs for 30 years from 2020.

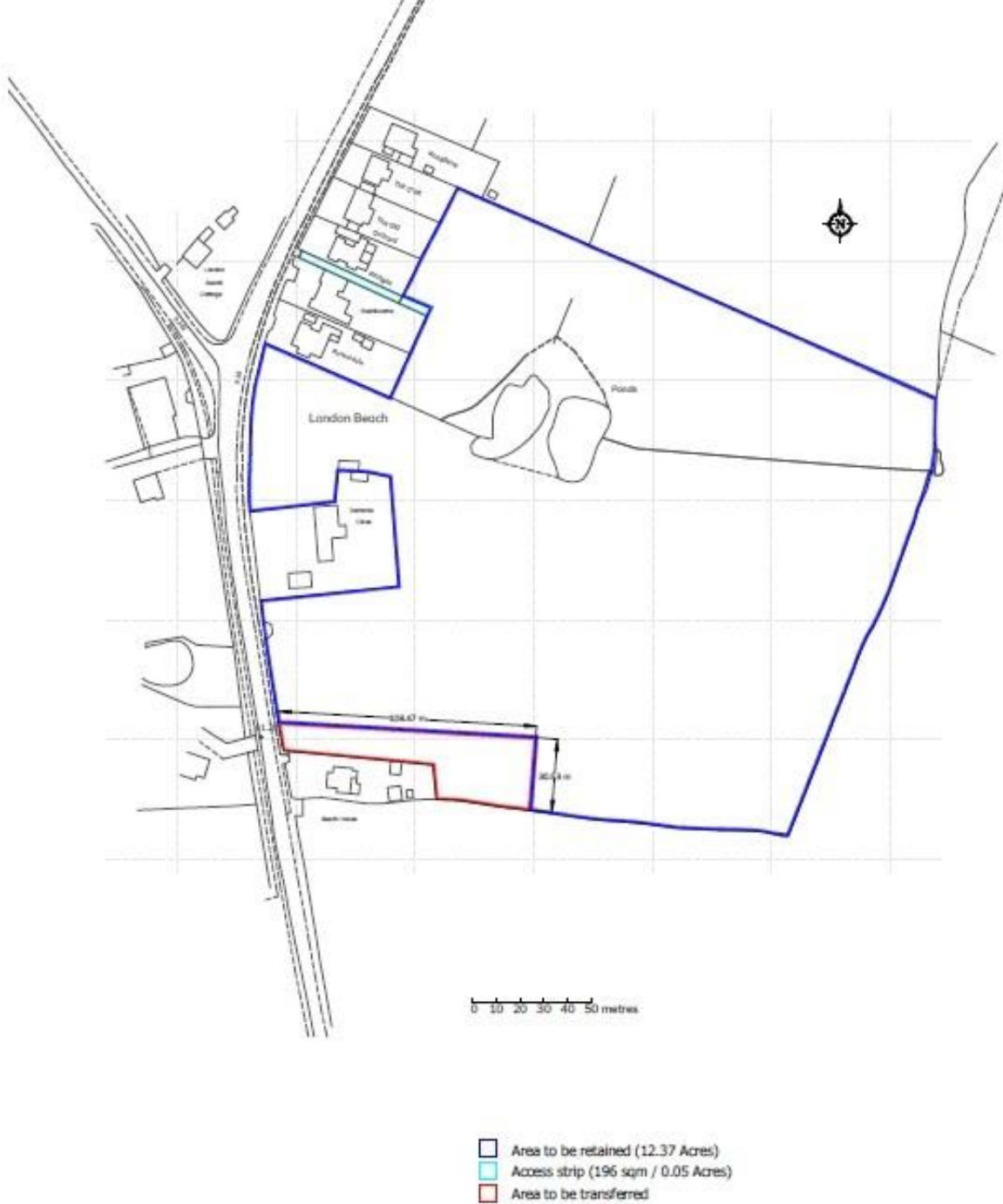
SITUATION This attractive area of land is set on the edge of St Michaels which offers a range of local amenities including a post office and convenience store, hardware shop, garage, hotel with leisure facilities and spa, a renowned farm shop and primary and secondary schools. Tenterden High Street is only about 1.5 miles away and offers a more comprehensive range of shopping, leisure and health facilities. A variety of educational opportunities exist close by, and this property is also within the catchment for the well-regarded Ashford Grammar Schools (Headcorn mainline station offers services to London taking about an hour and Ashford has the high-speed rail link to London St Pancras (journey time approximately 37 minutes).

LOCAL AUTHORITY Ashford Borough Council

VIEWING Viewings can take place during daylight hours, by appointment through WarnerGray 01580 766044 email info@warnergray.co.uk
Viewers are asked to contact WarnerGray to register to book in a day and time.

Viewers are to exercise extreme caution when viewing and keep the gates closed on arrival and on leaving.

DIRECTIONS : On leaving Tenterden on the A28 proceed straight through St Michaels, passing the Church and London Beach Hotel on the left. Continue along this road towards High Halden and just before the major turning to Biddenden on the left, Durrants Green Farm Land is on the right, access to the field can be found through gates just before 'Durrants Close' on the right hand side.



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