

HUNTERS®

HERE TO GET *you* THERE



Marsh Road

Hamstreet, Ashford, TN26 2JZ

Offers In The Region Of £1,500,000



Council Tax:



BOUNDARY HEDGE
Existing mature trees retained and enhanced with native species trees.

NEW NATIVE SPECIES
New native species trees are to be planted along the edges of the access road and around the perimeter of the new houses, to provide internal amenity and contribute to local biodiversity.

PROPOSED WOODLAND
A new area of native woodland is to be created in the garden centre area, providing for use by the new houses, and enhancing the landscape.

TREE PLANTING
The existing mature trees are to be retained, and new native species trees are to be planted in the area of the new houses, to enhance the landscape.

SEMI-IMPROVED GRASS
The area of existing grass is to be retained, and new native species trees are to be planted in the area of the new houses, to enhance the landscape.

RETAINED VEGETATION
The existing mature trees are to be retained, and new native species trees are to be planted in the area of the new houses, to enhance the landscape.

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Land adj to Hamstreet Garden Centre Marsh Road

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The Access Bridge

The Bridge was designed to KCC & Drainage Board specifications. The agent does hold numerous design documents available for purchasers review.

Services

Electric: UKPN Document / plan – 500KVA transformer supply installed / sub-station on GC Land. Conduit in place for spur to housing development but UKPN will not run the cable until required / construction starting. Water Supply – Mains supply runs along Marsh Road so should be suitable to be connected to. Waste Water – Hamstreet Garden Centre. Waste Water drainage pipe runs up Marsh Road. It is believed there is a chamber near-by (Nearest to the village) of Hamstreet, this feeds to the gravity fed mains drainage system. We understand that a pumping station, like the Garden Centre uses, would be required for the development once constructed.

Covenants

Covenants - The following covenants apply, or will be applied to the sale:

1. There is a current right of way running along the boundary in favour of the land to the rear.
2. Overage – a 25% overage will be drawn up by the sellers conveyancer with regards to any further amendments to planning outline.
3. The buyer will have to covenant with the landowner and/ or purchaser of the adjacent lot to ensure planning conditions are fulfilled.

Offers are invited for the land as it stands with planning for 7 homes and consideration will be given to overage arrangements should further plots be consented too if the planning were to be revisited.

Management company status

It is recommended that the purchasers of the site should form a management company, which would be based on a fee (Per year) that all residents contribute too, to manage the shared facilities.

Right of access

The Garden Centre is to have occasional right of way over the bridge to rear service road and top of the car park area.

Current title plan

The current title plan is currently under-going separation. Interested parties will be able to request this in due course.

Site requirements

Vehicle loading and unloading areas (construction and permanent)
Parking facilities including for visitors (construction and permanent)
Wheel washing (construction)
EV charging – one per house. Meeting minimum standards
Highway adoption and footpaths to this
Visibility splays must be maintained
Secure covered cycle parking must be provided
Drainage for both foul and surface



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Tenterden Office on 01580 763278 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.