



Land & Property Experts



Artist Impression

DEVELOPMENT OPPORTUNITY

TOWNLAND FARM PLOT

WOODCHURCH · ASHFORD · KENT TN26 3SA

TOWNLAND FARM PLOT WOODCHURCH ASHFORD KENT TN26 3SA

Woodchurch - 0.2 miles
Tenterden - 5 miles
Hamstreet - 4.5 miles
Bethersden - 6.5 miles
Ashford - 10 miles

Consent for the redevelopment of a former barn site into a 4 bedroom dwelling, with easy access to local facilities in a sought after village location with paddock land.

- Approval for development of a four-bedroom detached dwelling
- Planning Application reference: - PA/2023/0297 - Ashford Borough Council - Development commenced
- A rural yet accessible location with good transport links nearby on the edge of a lively village
- In all extending to 3.80 acres.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £495,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Clockhouse Barn
Canterbury Road
Challock**

Ashford, Kent TN25 4BJ

01233 740077 / challock@btfpartnership.co.uk

LOCATION

The development site is situated towards the southern end of the village of Woodchurch, which is able to provide the majority of day-to-day facilities including shops, schools and public houses with Tenterden 5 miles west, providing a more comprehensive range of facilities and amenities along with links to Cranbrook and Maidstone and the national motorway network.

Ashford is only 10 miles north-east, providing links to the M20 motorway and international rail connections to the continent and London (37 minutes), as well as a fully comprehensive range of shops, schooling and entertainment activities.

Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From Tenterden High Street head northeast until taking the right hand fork onto the Oaks Road, continue on the B2067 for 4 miles before turning left onto Front Road. Continue for half a mile and the access track to the property will be on your left.

WHAT 3 WORDS

///dumping.boot.resurgent



GENERAL DESCRIPTION

The property comprises the site of a former agricultural barn with only partial brick walls remaining. This footprint has approval subject to various conditions for redevelopment into a residential dwelling under Planning Reference PA/2023/0297– Ashford Borough Council. Development has commenced and the vendor intends to install the utility trench and the pipework, thus having made a material start. A breakdown of the accommodation is as follows: -

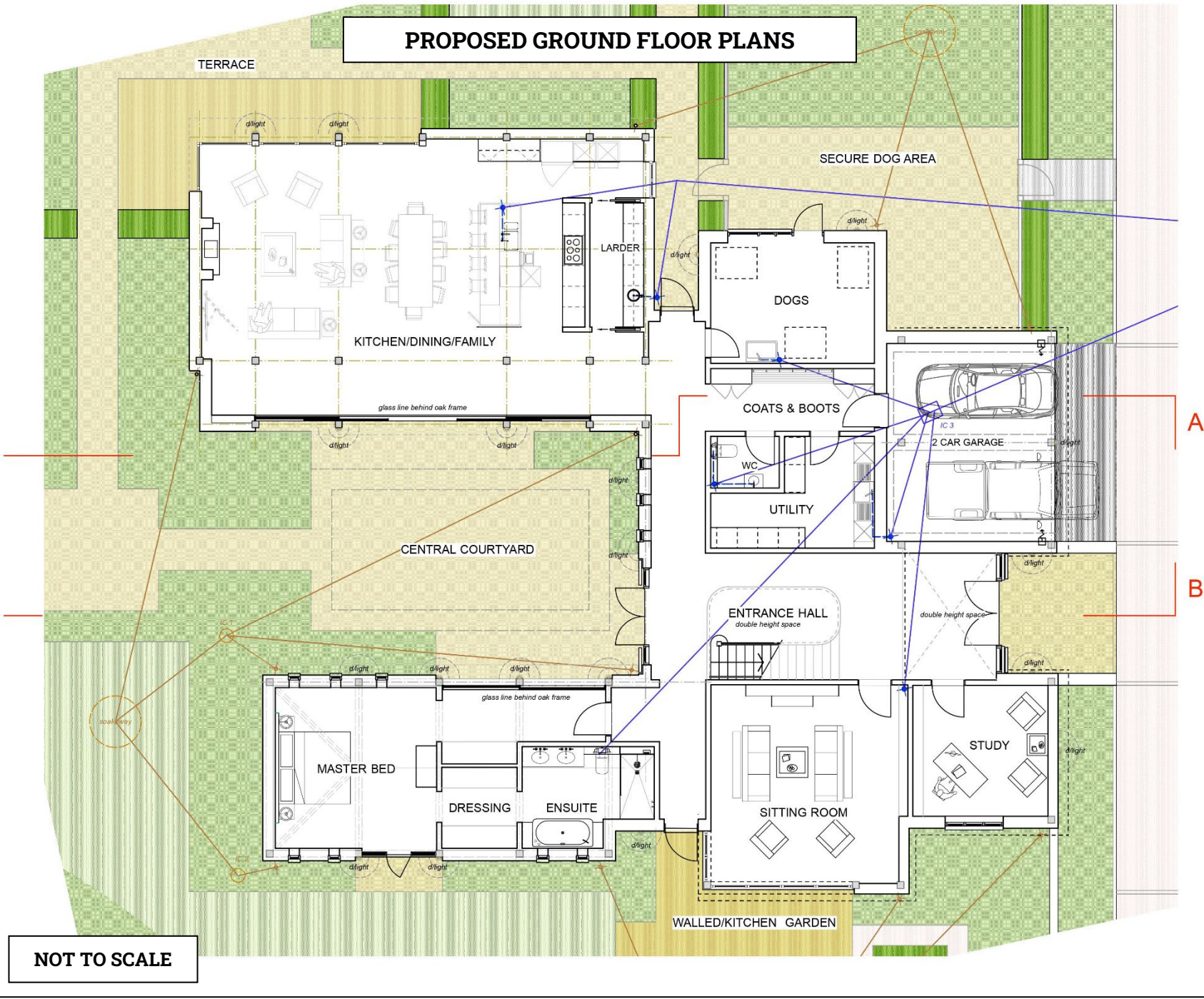
The Front Door will open to **Entrance Lobby** leading to an open plan **Kitchen, Sitting/Family Room** area with doors to the **Rear Garden** and **Dog Room** with door outside to **Secure Dog Area**. Further doors lead to the **Coat & Boot Area** with door to **Garage, Utility** with plumbing for washing machine and **Downstairs Cloakroom**. Further doors from the Entrance Hall lead to **Sitting Room, Study** and double doors lead to the Rear Garden. A final door leads to the **Master Bedroom**, with **Ensuite** and **Dressing Room**.

Stairs lead up to the **First Floor Landing** from the Entrance Hall, with doors to **Bedroom 2** (double) with Ensuite, **Bedroom 3** (double) with Ensuite and **Bedroom 4** (double) with Ensuite. The Gross Internal Area of the property to be developed extends to approximately 4,200ft².

Outside is a proposed partially shared driveway coming in from Front Road to the north east and leading up to the proposed dwelling where there has been off road **Parking Spaces** and an **Internal Garage** incorporated into the design. There will be landscaped gardens and grounds surrounding the property. Please see the Consented Elevations and Floor Plans along with a proposed Block Plan overleaf for further information.

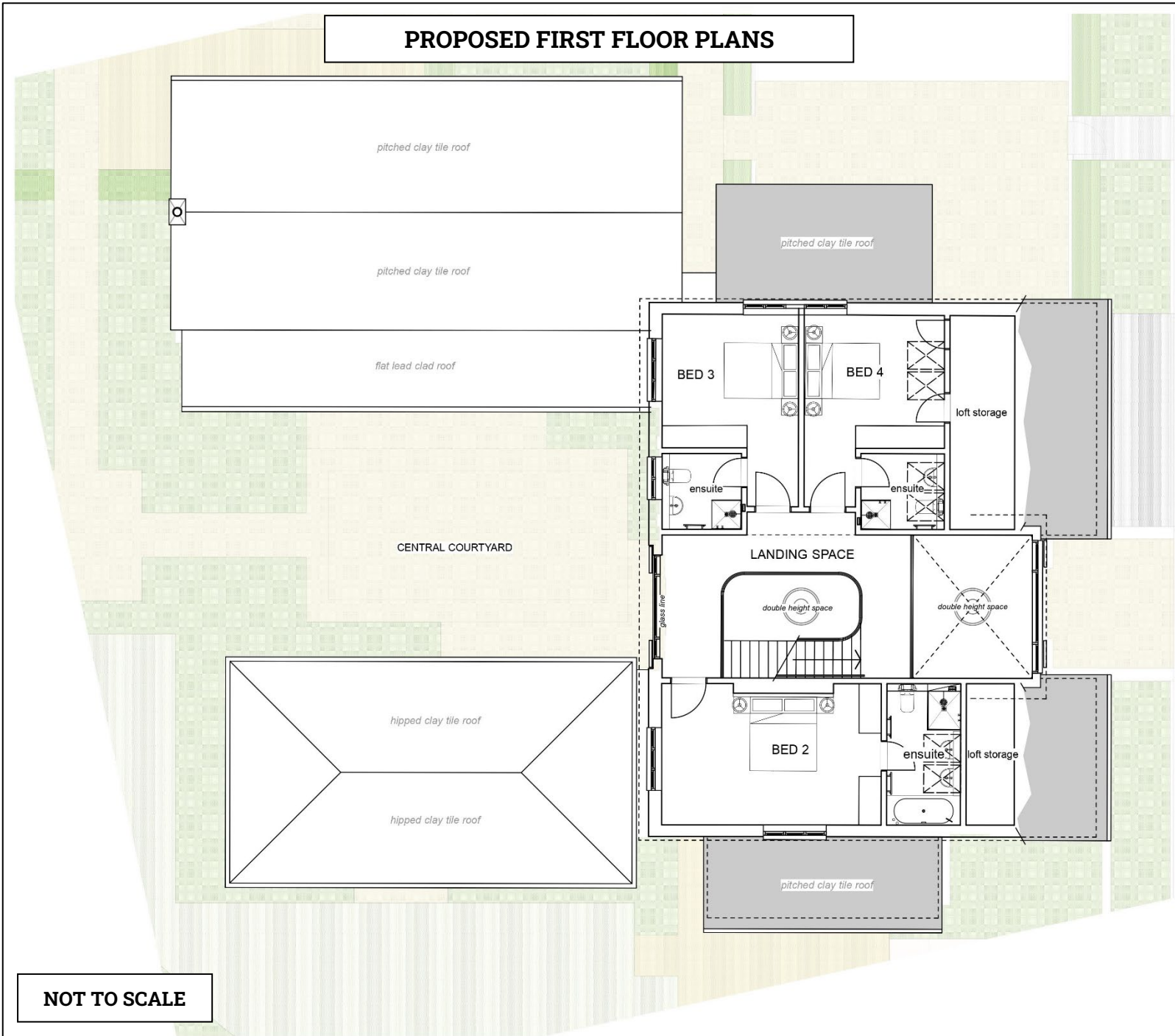


PROPOSED GROUND FLOOR PLANS



NOT TO SCALE

PROPOSED FIRST FLOOR PLANS



NOT TO SCALE

PROPOSED BLOCK PLAN



NOT TO SCALE



LAND

There is 3.29 acres of grazing land including a woodland shaw to the west of the consented dwelling, excluding the house and garden. The land is classified as Grade III on the Agricultural Land Classification Plan with base rich loamy clay soil types, typical for this part of the county. The land is all laid to grass and would provide an incoming purchaser with the opportunity for an equestrian use if needed. There will be a residential overage clause over the grassland for 25% over a 25 year period.

Please see Boundary Plan regarding boundaries, rights of way and acreages.

PROPOSED EAST & WEST ELEVATIONS



WEST ELEVATION 1:200 @ A3



EAST ELEVATION 1:200 @ A3

NOT TO SCALE

PROPOSED NORTH & SOUTH ELEVATIONS



NORTH ELEVATION 1:100 @ A3

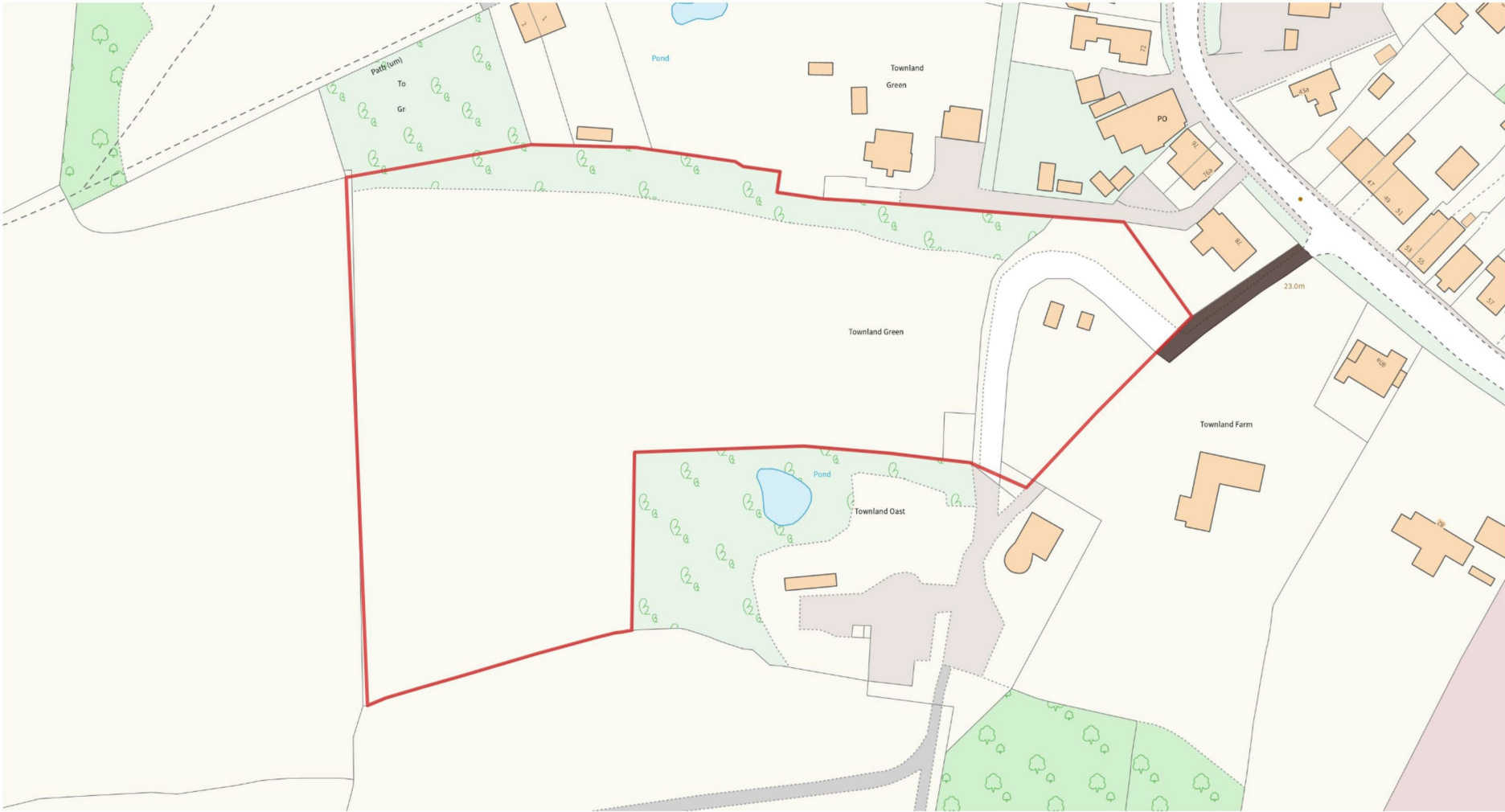


SOUTH ELEVATION 1:100 @ A3

NOT TO SCALE



**BOUNDARY
PLAN**



Produced on Land App, Jun 9, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

NOT TO SCALE



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

SERVICES

Mains electricity is on site, with mains water believed to be in Front Road. There is currently no drainage on site, but we believe the sewage main is located close on Front Road, or a private system can be used.

Please Note: - None of the services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS

Access to the property is directly from Front Road over a Right of Way for all times and all purposes coloured brown on the attached on the Boundary Plan, over part of the driveway. As far as we are aware, the Right of Way adjoins the Public Highway. No Highways Search has been undertaken.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The Vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

TENURE & OVERAGE

The property is registered under part Land Registry Title Number K926165. Copies of the Office Copy Entries and Title Plan are available from the selling agents on request. There will be a residential overage over the paddock land for 25% over a 25 year period.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Ashford Borough Council – International House, Dover Place, Ashford, TN23 1HU

PHOTOGRAPHS

The photographs within this brochure were taken in April 2024.

PLANNING

Consent has been granted for the development of a former agricultural barn to a residential property under Planning Reference PA/2023/0297, subject to confirmation on various conditions. We understand development has commenced and the Vendor intends to install the utility trench and the pipework, thus having made a material start.

A copy of the full Decision Notice along with the Officer's Report is available on the Ashford Borough Council Planning Portal or the selling agents on request.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. **Please Note:** There is a footpath that runs along the access track to the property.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

COUNCIL TAX

Not Applicable until post completion of the development

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The Vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership, Clockhouse Barn, Canterbury Road Challock, Ashford, Kent TN25 4BJ

Tel: 01233 740077

Mob: 07799 846872 (Alex Cornwallis)

Email: challock@btfpartnership.co.uk

Reference: AC/R2067.1

GUIDE PRICE

£495,000



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ