

HUNTERS®

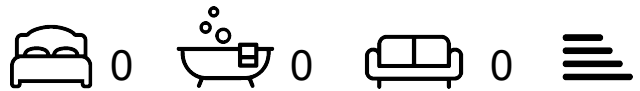
HERE TO GET *you* THERE



Headcorn Road

Ashford, TN27 8JA

£375,000



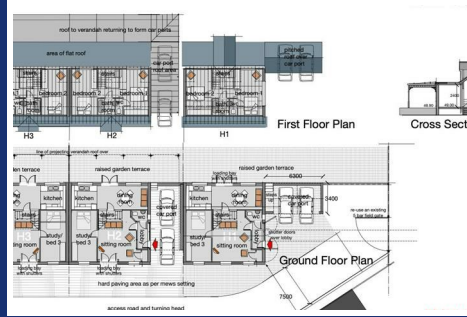
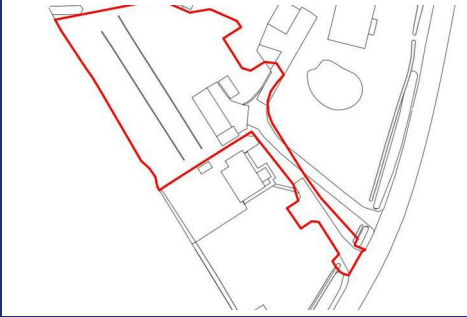
Council



Land at The Old Railway Station Headcorn Road

Ashford, TN27 8JA

£375,000



DESCRIPTION

Nestled in the picturesque village of Biddenden, just a stone's throw away from Ashford, this prime plot of land is a developer's dream. With planning permission in place for the construction of three residential dwellings, this property offers an exceptional opportunity for those looking to invest in a vibrant and sought-after community.

The development sites behind an existing dwelling which is excluded from the sale. You will use the existing access to 'Biddenden Station'. You will need to demolish an existing barn on the site to then commence work on the proposed planning. You will also need to provide a driveway and parking for the existing Biddenden Station property.

PLANNING

22/00832/AS Erection of No.3 dwellings with carport's (one carport with home office/studio above); associated access, hardstanding and landscaping

LAYOUT

The proposed housing layout has been influenced by the original railway configuration. The current planning application is for 3 dwellings (Pair of 3 bed Semi-Detached & 3 Bed Detached. TOTAL SQ FT: 3,552 (1,184 sq ft EACH).

Externally the plots will each have a covered car port and 3 visitor parking spaces.

PROPOSED GDV

APPROX £1,475,000

LOCAL AUTHORITY

ASHFORD BOROUGH COUNCIL

SERVICES

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity at the site in order to service and drain the proposed development.

TENURE

Site will be FREEHOLD with right of way over entrance access.

CIL/SECTION 106

Vendor has made us aware there is NO SECTION 106 to be paid.

LOCATION

Biddenden provides a variety of shops including a general convenience store, barber, hairdresser, post office, tea shop, two restaurants and a pub with a separate restaurant. The village also offers a 13th century church, various sporting clubs, playing fields and is close to the renowned Chart Hills Golf Club.

There is a mainline station at Headcorn with train services to London Bridge, Charing Cross and Cannon Street. Junction 8 of the M20 motorway offers road links to the south coast and the M25. Excellent schools in the area include John Mayne Primary School and Smarden Primary, with preparatory schools such as Dulwich, Marlborough House and St Ronan's. The property lies within the Cranbrook School catchment area and is in close proximity to Sutton Valence, Benenden and Bethany schools.

METHOD OF SALE:

All offers must be submitted in writing to Hunters

Tel: 01580 763278

Land & New Homes Jake Sauvage
jake.sauvage@hunters.com . The freehold site is offered to the market with unconditional offers invited. All offers must include:

1. Offer price for the property.
2. Details of further due diligence required prior to exchange of contracts.
3. Confirmation of funds.

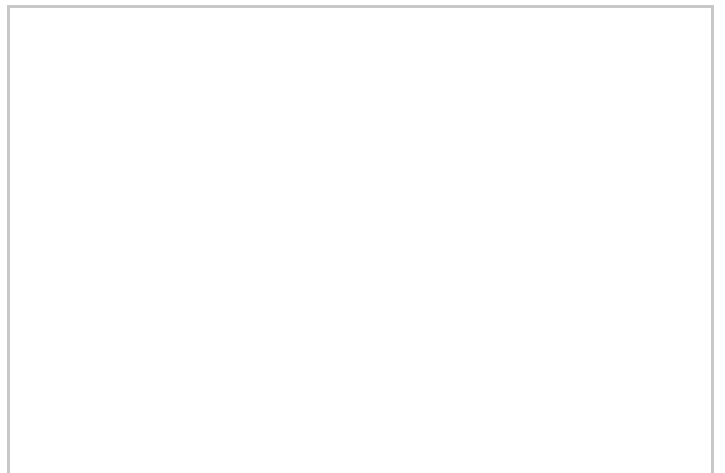
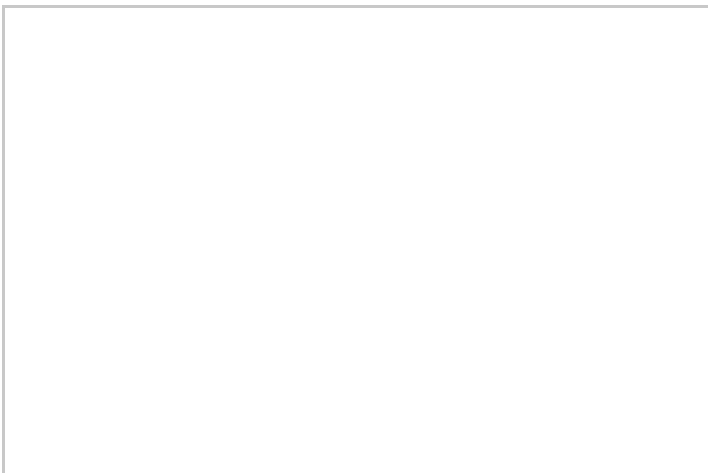
The Vendor is not under any obligation to accept the highest or indeed any offer.

VIEWING ARRANGEMENTS

Viewings must be accompanied by either the agent or the owners. Please contact Matthew McGrath on 01233 613613 to make the necessary arrangements.

AGENTS NOTES

Hunters new Homes will be retained as selling agent at a fee of 1% + VAT.



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.