



Exciting Development Opportunity for 3 Dwellings in Sought After Location With Planning Consent

**Land Northwest of Quarry Wood
Aldington
Ashford TN25 7EY**

Site Description and Location

The site is located to the northwest of Quarry Road and extends to approximately 0.17 hectares (0.42 acres).

It lies between existing residential developments at Wheatfields, Celak Close, and Longsfield. The site is predominantly vegetated, with a frontage of approximately 25 metres onto Quarry Wood, currently planted with several trees and a laurel hedge.

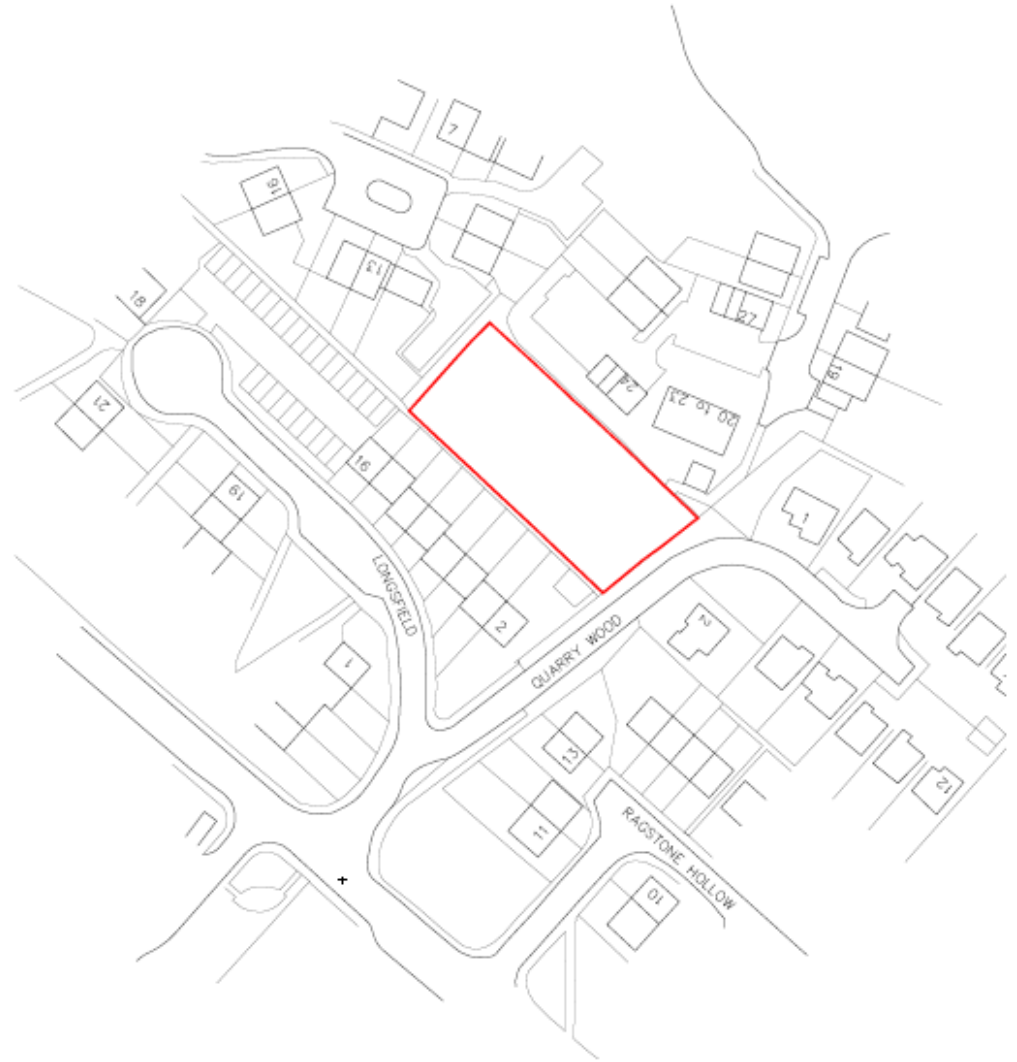
Vehicular access to the site is available via an existing access point onto Quarry Road.

A Public Right of Way (AE449) enters the site from Quarry Wood, runs behind the laurel hedge, and continues northeast through the residential development at Wheatfields.

The site is situated in the village of Aldington, which offers a range of local amenities including a well-regarded primary school, village hall with sports facilities, church, general store with post office, fresh foods store and pub.

Set within attractive Kent countryside, further amenities can be enjoyed at the nearby Evegat Business Park, while the A20 road connects quickly to the M20 motorway.

The market town of Ashford, around 7 miles away, offers extensive shopping, leisure and schooling, including the McArthurGlen Designer Outlet Ashford. High-speed rail services from Ashford railway station reach London St from 36 minutes. The area also benefits from a wide choice of schools in Ashford and Canterbury. The coast at Dymchurch is approx. 6.4 miles to the south.

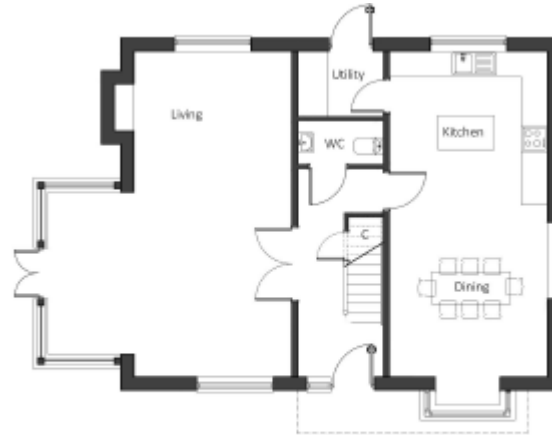


Planning

The site has a planning consent under Reference: [21/00150/AS](#). For the Erection of three dwellings accessed from Quarry Wood together with associated landscaping and engineering works.

Schedule of Accommodation (GIA)

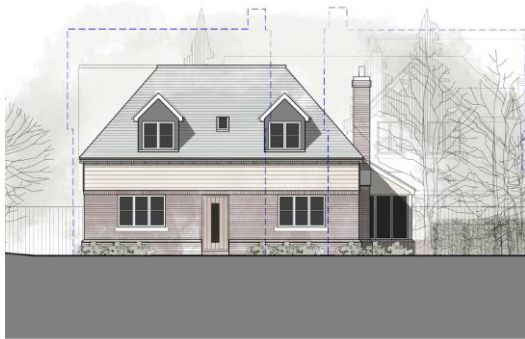
Plot	Beds	Style	Sqm	Sqft
1	3	Semi	105	1130
2	3	Semi	103	1109
3	4	Detached	146	1572
			354	3810



GROUND FLOOR PLAN



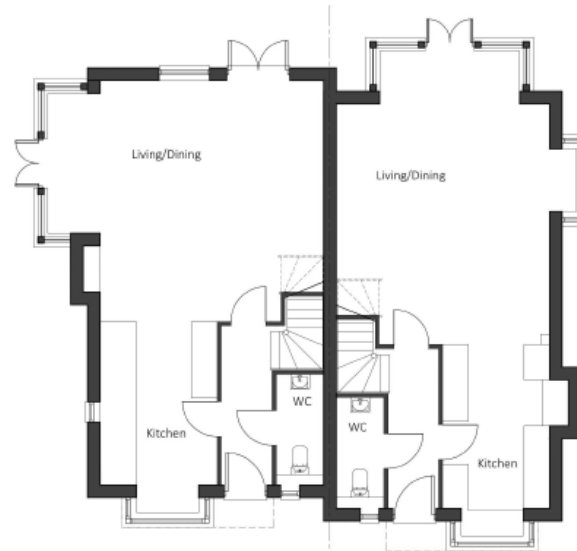
FIRST FLOOR PLAN



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Tenure

The site is to be sold Freehold with vacant possession on Completion.

VAT

TBC

CIL/S106

TBC

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. K.Munday@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.

The Vendor reserves the right not to accept the highest nor any bid made for the site.

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

Viewing parties can see the site from the PROW (AE449) that runs across site's frontage during daylight hours and at their own risk.

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 1.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

Agent Details

Ken Munday

01732 363633

07904 372142

k.munday@rpcland.co.uk



Important Notice

RPC Land & New Homes for themselves for their clients and any joint agents give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.

The text, graphics and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.