

Superb Single Building Plot With Detailed Planning Consent For a Large Four  
Bedroom Detached House Situated in an Exclusive Small Cul-de-sac of Just  
Four Other Dwellings on the Edge of Chilmington Green  
Considered Ideal for Self Build



Building Plot  
Grange Court  
Off Chilmington Green Lane  
Chilmington Green  
Ashford  
Kent TN23 8BJ

**FOR SALE**

### Site Description

This flat site, slightly irregular in shape, extends approx. 0.15 acres and was formerly part of an old Farmhouse Complex. The existing grain store has now been demolished and the ground cleared for an immediate start. The site adjoins an existing private driveway

### Location

The site is situated in a small exclusive development of just four recently constructed detached dwelling designed to reflect its farmyard history.

The site is surrounded by a mixture of residential properties and countryside which provides excellent walks along the High Weald Areas of Outstanding Natural Beauty.

The Kent coastline can be reached in approx. 20 mins whilst quaint villages are within 5-10 mins car drive. Ashford Town has undergone substantial redevelopment in recent years with further development in leisure, schools and retail outlets planned. Ashford has an excellent selection of local and independent schools for all ages and abilities.

The site is on the edge of the New Garden City with four new primary schools and one new secondary school to be built to ensure there is the right school for every child.

Ashford mainline railway station provides access to London St Pancras in only 36 minutes, on the high-speed train, with the Channel Tunnel approx. 15 miles distant providing fast and easy access to France.

The M20 Motorway is approx. 5 miles distant providing access to the coastal towns going south and London to the north.



## Planning

Detailed planning consent was granted by Ashford Borough Council under ref: [PA/2024/2321](#) for the erection of a substantial 3-4 Bedroom detached dwelling with garaging.

All pre-commencement conditions have been discharged making the site ready for an immediate build.

## Proposed Dwelling

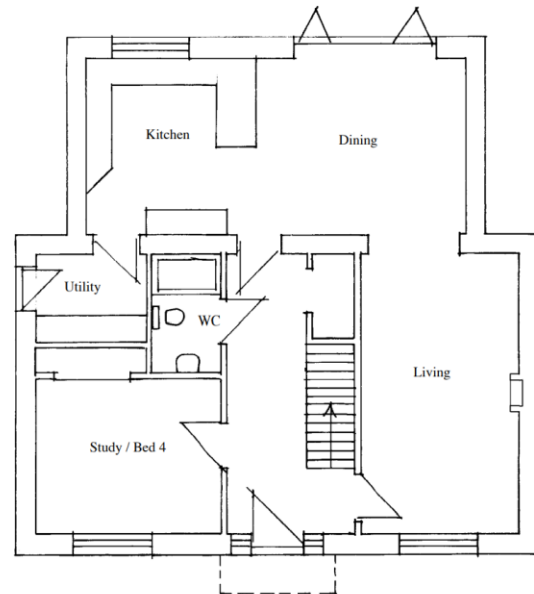
The proposed dwelling is approx. 1860 sqft and comprises:

**Ground Floor** – Living Room, Dining Room, Kitchen, Utility Room, Cloakroom, Study/Bedroom.

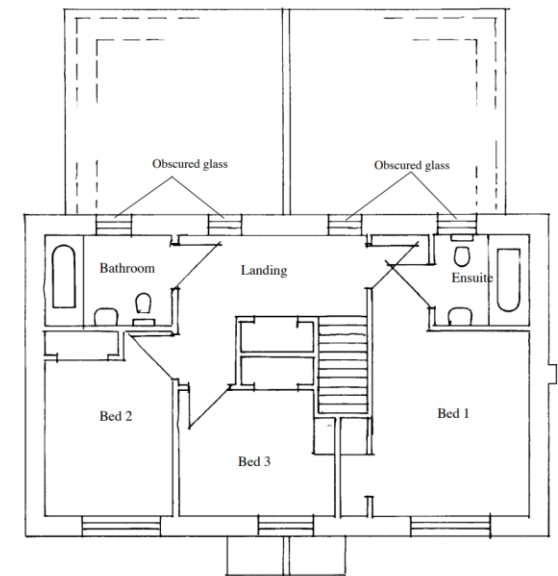
**First Floor** – Master Bedroom with Ensuite, 2 Further Bedrooms, Family Bathroom

**Outside** – Garaging, Garden to front, rear & side

The developer's brochure produced for the original four units which have now been sold is available on request.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

### Tenure

The site will be sold Freehold with Vacant Possession on Completion.

### Services

Mains water and electricity. Foul drainage by way of connecting into an existing klargester. Source Heat Pump for greener energy.

### Price

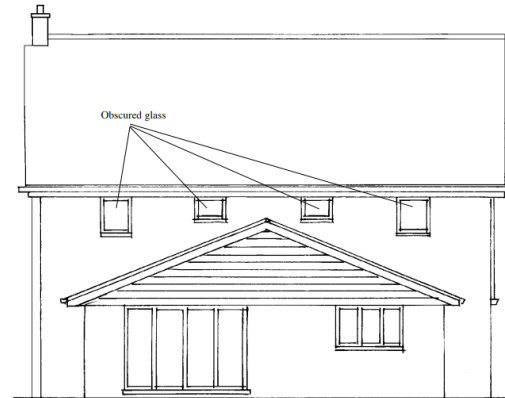
Price on Application.

### Viewing

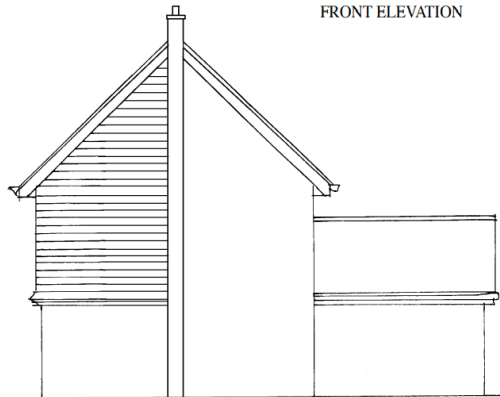
The site may be viewed at any time during daylight hours at the viewer's risk.



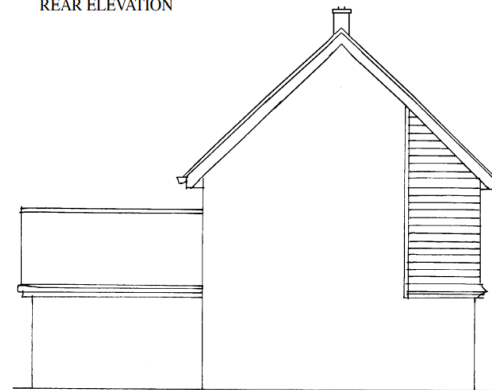
FRONT ELEVATION



REAR ELEVATION



SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION

# Agent Details

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

**Peter Randall**

**07932 015233**

[p.randall@rpcland.co.uk](mailto:p.randall@rpcland.co.uk)



## Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, 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.

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.