

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

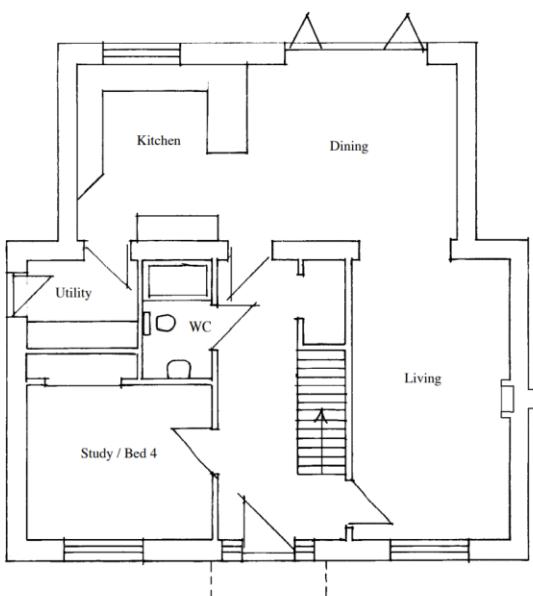
The proposed dwelling is approx. 1860 sqft and comprises:

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

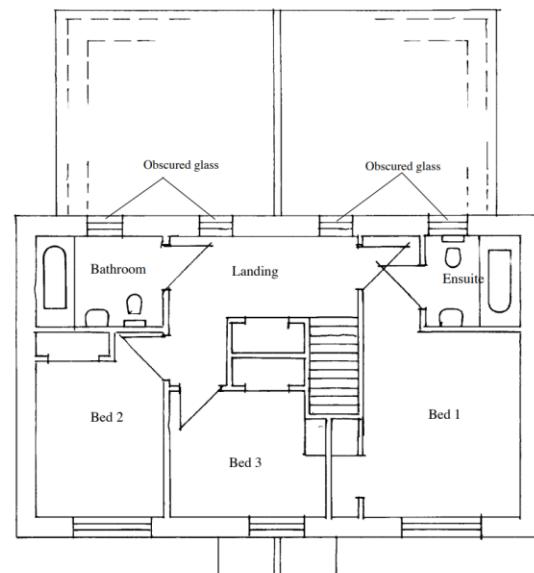
First Floor – Master Bedroom with Ensuite, 2 Further Bedrooms, Family Bathroom

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 klargest. Source Heat Pump for greener energy.

Price

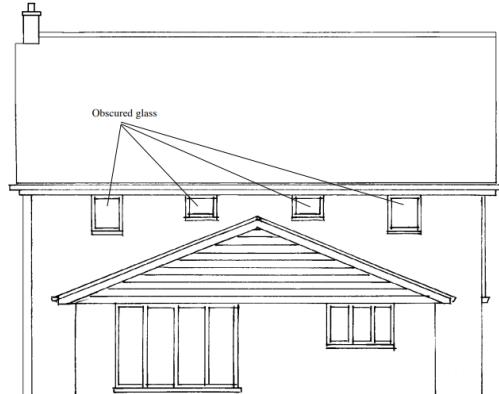
Price on Application.

Viewing

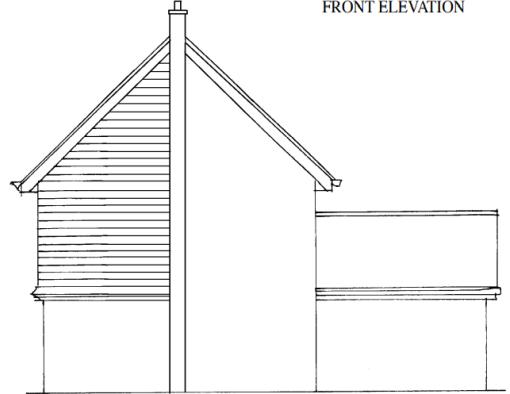
The site may be viewed at any time during daylight hours at the viewer's risk.



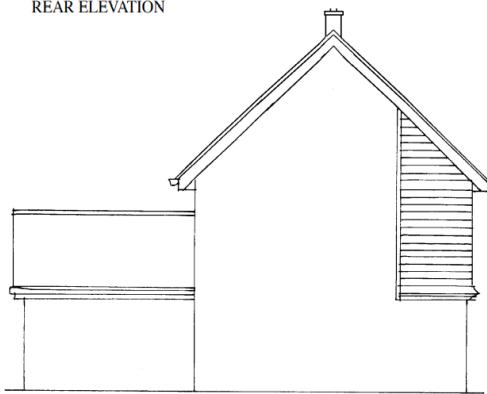
FRONT ELEVATION



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

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