

Two Excellent Building Plots Extending to Approx.055 Acres To Be Sold With Full Detailed Planning Consent, Approached Via Private Drive Through Gated Entrance, Well Screened with Trees and Hedgerows, Situated on Edge of Countryside Yet Close to Excellent Amenities



Land Off Cowslip Court  
Chilmington Green  
Ashford  
Kent TN23 3DP

**FOR SALE**

### Site Description

The site, being former garden land to Great Chimington Farmhouse and extends to approx. 0.55 of an acre is rectangular in shape, flat and well screened by mature trees and planting. It is approached via a private drive having brick walls either side and through double wooden gates with side pedestrian access.

### Location

The site is situated and part of the area known as the Hamlet off Cowslip Court.

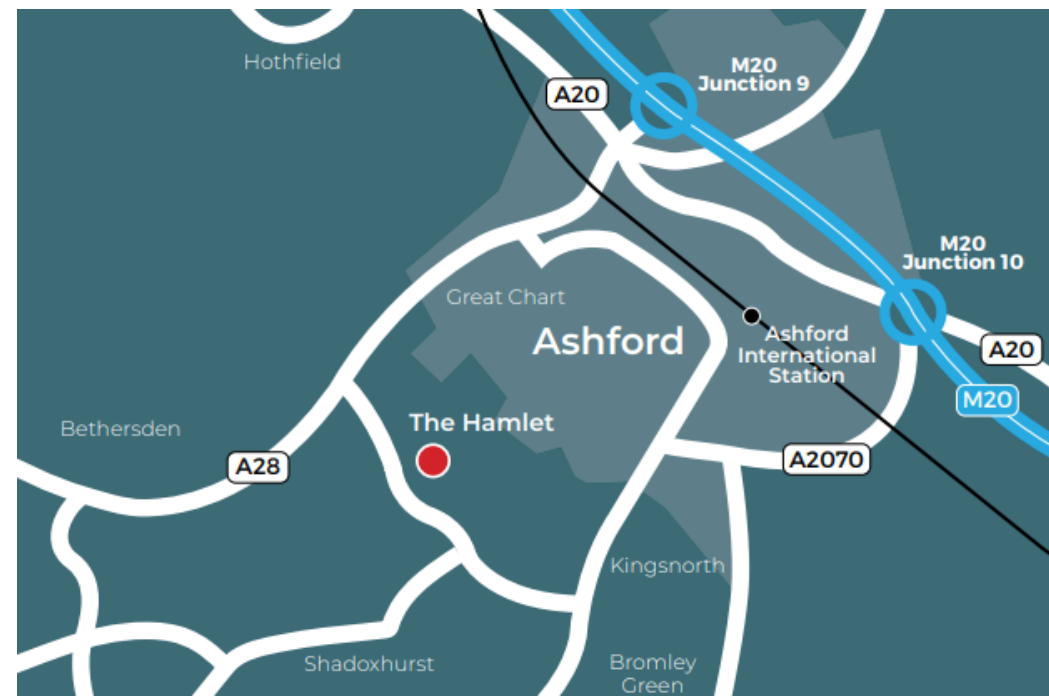
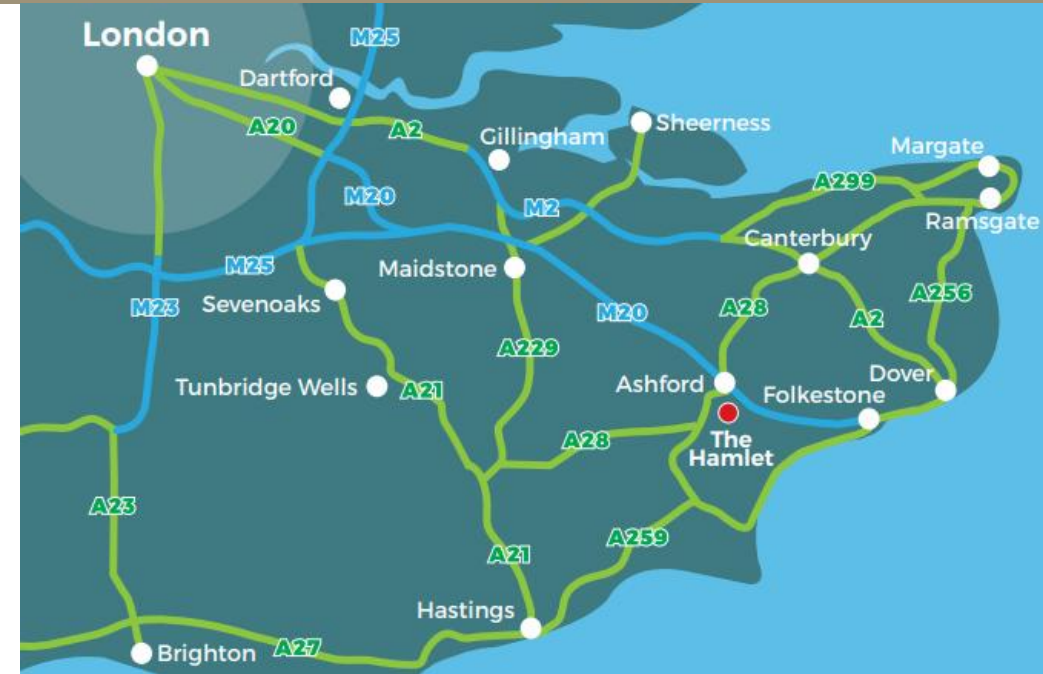
It is surrounded by a mixture of residential properties and countryside which provides excellent walks along the High Weald Areas of Outstanding Natural Beauty.

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 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

The owners have submitted a detailed planning application to Ashford Borough Council under Ref: [PA/2025/1305](#) For the Erection of two substantial detached dwellings plus garaging.

## Proposed Dwellings

Standing in plots of approx. 0.25 of an acre each. The dwellings are approx. 2650 sqft plus garaging and comprises:

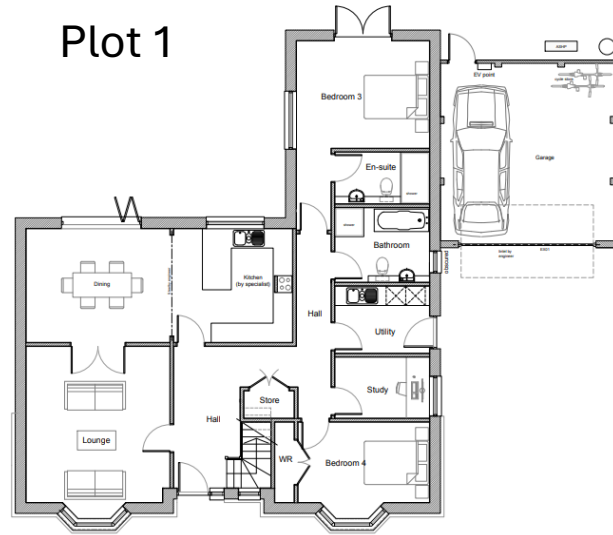
**Ground Floor** – Large Hall, Lounge, Dining Room, Kitchen, Utility Room, Study, Bedroom 3 with Ensuite, Bedroom 4, Family Bathroom

**First Floor** – Two Large Bedrooms, Both with Ensuites.

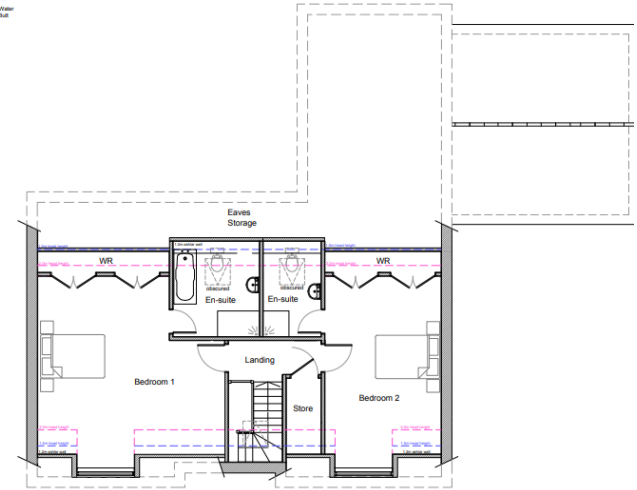
**Outside** – Attached Double Garage, Good Size Rear Gardens.

The developer's brochure produced for the original Hamlet development which have now been sold, is available on request.

### Plot 1



Ground Floor Plan



First Floor Plan



South - West Elevation



South East Elevation



North East Elevation



North West Elevation

### Tenure

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

### Services

Mains water and electricity are connected to the boundary of the site. Foul drainage by way of connecting into an existing klargester. Source Heat Pump for greener energy.

### Price

Price on Application.

The Owners may consider a sale on an individual plot by plot basis.

### Viewing

The site may be viewed by appointment, seven days a week as access is through a locked private gate and driveway.



# Agent Details

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

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