

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



Exciting Development Opportunity for 3 Dwellings in Sought
After Location Subject to Vendors Planning Consent

Land Northwest of Quarry Wood
Aldington
Ashford TN25 7EY

Site Description and Location

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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.

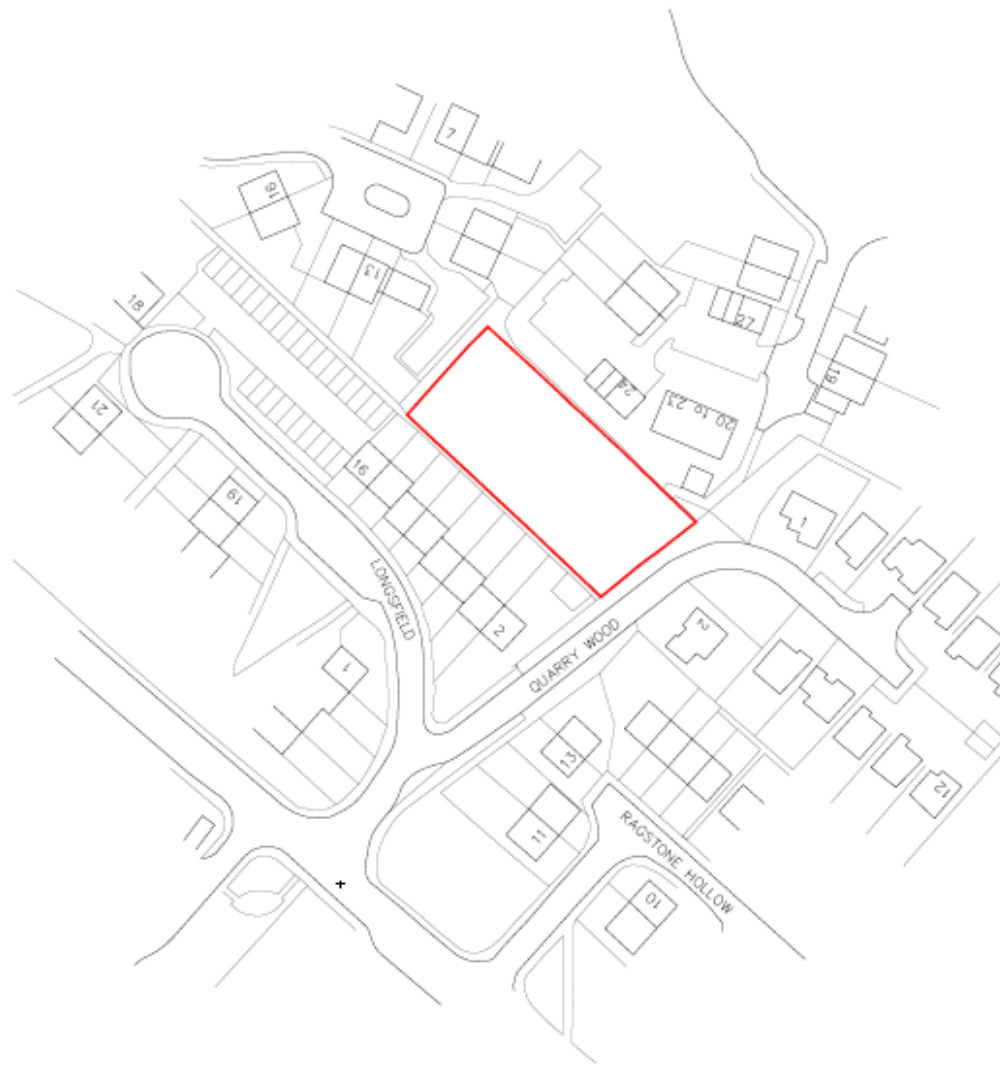
Vehicular access to the site is available via an existing access point onto Quarry Road.

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

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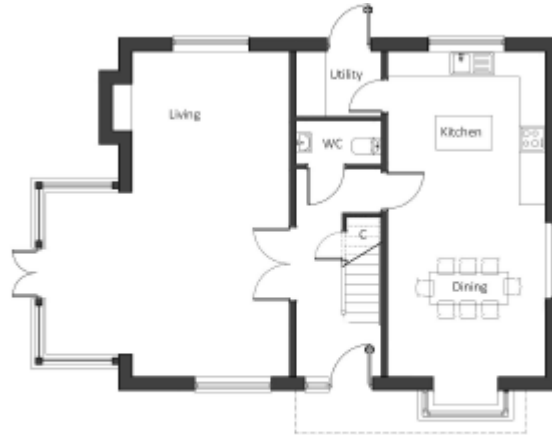
Planning Reference: 21/00150/AS

For the Erection of three dwellings accessed from Quarry Wood together with associated landscaping and engineering works.

We understand that planning consent is imminent on the vendors payment for nutrient neutrality credits.

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



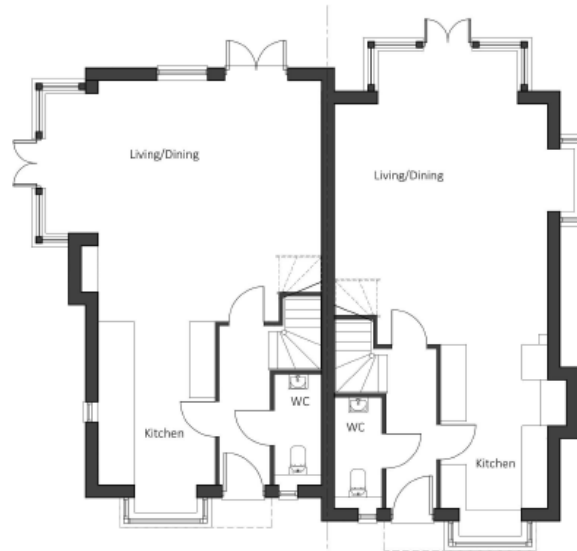
FIRST FLOOR PLAN



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.

Ken Munday

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Misrepresentation Clause

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