

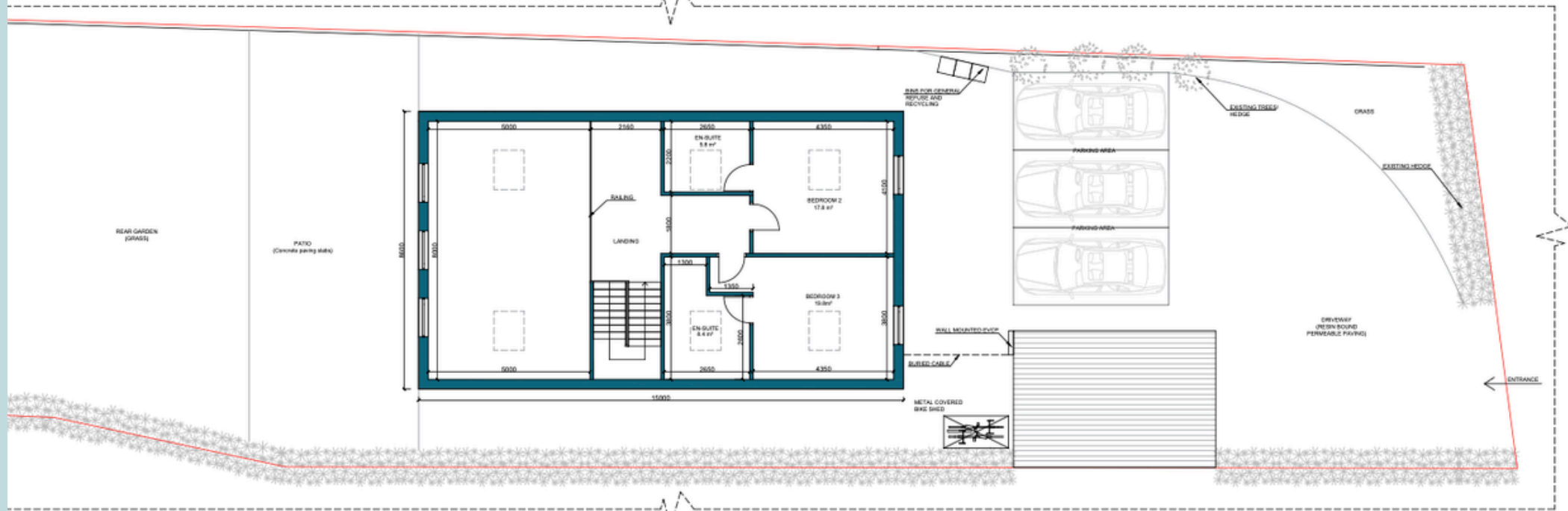


**Build Plot: Vacoas, Magpie Hall Road, Stubbs Cross,  
Ashford, TN26 1HG**  
**Land with Planning for Single Dwelling**

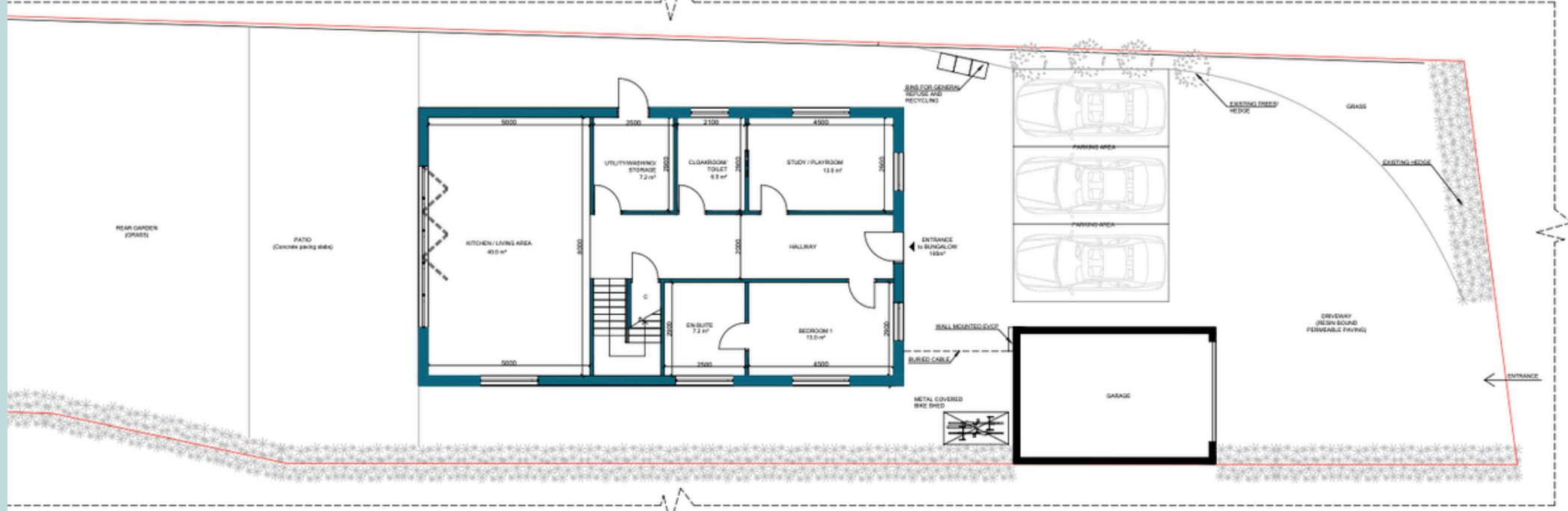
**FOR SALE GUIDE PRICE: £300,000**

**F****TPRINTS**  
**exp**





1st Floor Plan



2nd Floor Plan

An exciting opportunity to acquire a prime building plot with full planning consent for the construction of a substantial four-bedroom detached dwelling, positioned in the desirable semi-rural location of Magpie Hall Road, Stubbs Cross, Ashford.

## **Proposed Accommodation**

The approved design offers well-balanced and versatile accommodation arranged over two floors, ideal for modern family living.

### **Ground Floor**

The property is entered via a central hallway providing access to all principal ground floor rooms. To the rear, a substantial open-plan kitchen/living/dining area spans the width of the property, designed to maximise natural light with direct access onto the garden—perfect for entertaining and everyday family life.

To the front, there is a well-proportioned separate reception room, offering flexibility as a snug, home office, or additional bedroom if required. The ground floor further benefits from a utility room, cloakroom/WC, and additional storage, ensuring practicality alongside the open-plan living space.

### **First Floor**

The first floor provides four well-sized bedrooms arranged off a central landing. The principal bedroom benefits from its own en-suite, while a second bedroom also enjoys en-suite facilities, making it ideal for guests.

Two further bedrooms are served by a modern family bathroom, creating a well-balanced layout suitable for growing families.

### **Outside**

The plans show a generous plot with a large rear garden, ideal for landscaping and outdoor living. To the front, a private driveway provides off-road parking for multiple vehicles, alongside a detached garage.

### **Size:**

0.27 acres (0.11ha) TBV

Set within a pleasant setting, the plot offers a fantastic balance of countryside surroundings while remaining conveniently located for access to Ashford, Tenterden, and the wider Kent road network. This makes it an ideal prospect for self-builders, developers, or those looking to create a bespoke home tailored to their own specification.

Planning permission is already secured, allowing a buyer to move forward with confidence and avoid the uncertainty and delays often associated with the planning process.

This is a rare chance to create a high-quality home in a sought-after location with strong resale potential.

### **Planning:**

Ashford Borough Council Planning: Erection of 4-bed dwelling following the demolition of the existing bungalow PA/2025/0429

Please note, the existing bungalow has been demolished in readiness & images provided are only CGI to give a guide on finishes.

### **Location**

Stubbs Cross is a popular semi-rural village location offering a blend of countryside living with excellent accessibility. The nearby towns of Ashford and Tenterden provide a range of amenities including shops, restaurants, schools, and leisure facilities. Ashford International Station offers high-speed rail links to London, making this an attractive option for commuters.



Langley

Burleigh

The Elms

Glencoe

Westleigh

Vacoas

Mollest

Lois

Alma

St  
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40.3

El Sud Sta

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Langley

Burleigh

The Elms

Glencoe

Westleigh

Vacoas

Mollest

Lois

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Glenvarloch

Bryn Heulog

St Francis of Assisi  
Mission Hall

40.3m

MAGPIE HALL ROAD

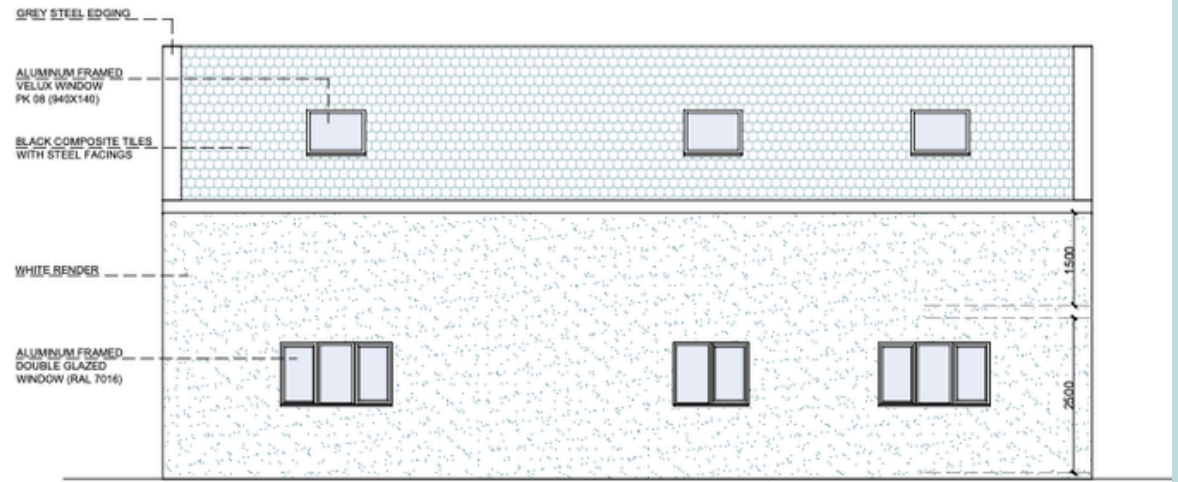
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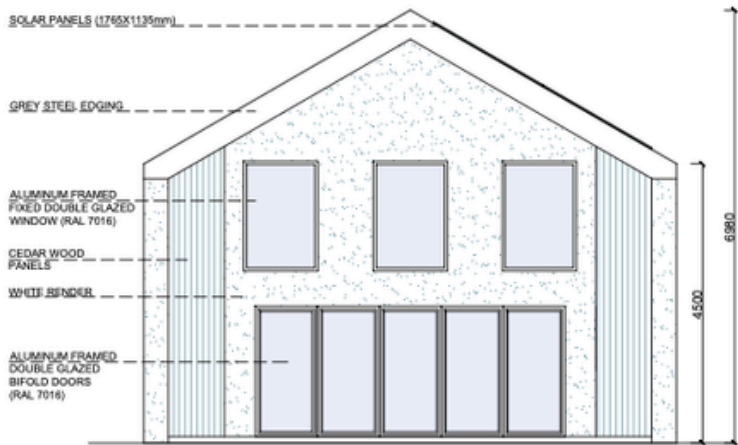




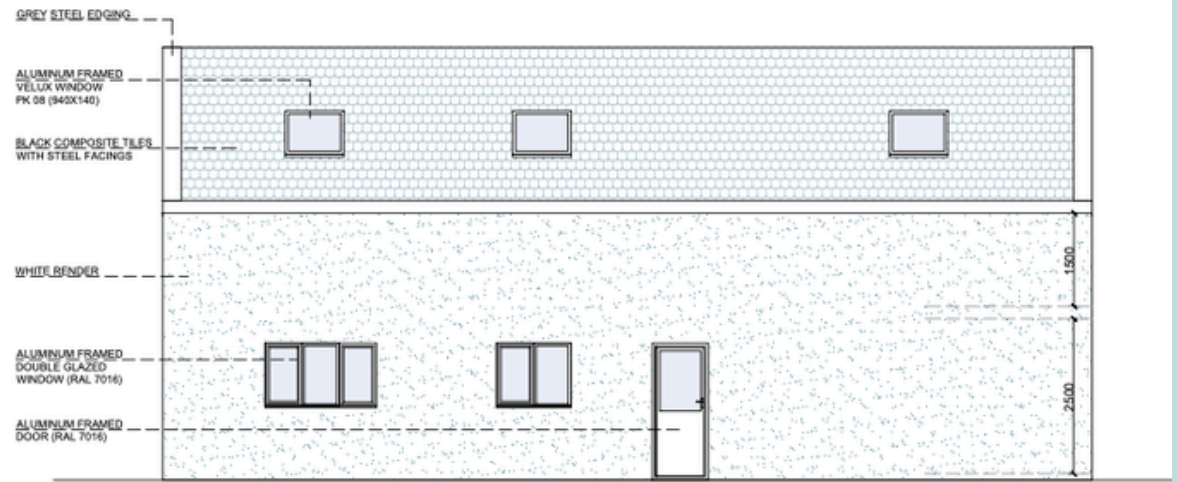
Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



Proposed North Elevation

For Further Information Please Contact:

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