

# A Superb Rural Residential Development Opportunity for Four Large Detached Dwellings in a Courtyard Setting with a Contemporary Design in Approx 0.75 Acres



Views to the north



The Former Saw Mills  
Pluckley Road  
Bethersden  
Kent TN26 3DD

## FOR SALE

### Site Description

The former Saw Mills which were associated with the construction of timber framed colt houses extends to approx. 0.29 hectares (0.725 acres) and is roughly square in shape.

The site is currently covered almost entirely with commercial buildings and hardstanding.

### Location

This superb rural site is situated on the outskirts of the very popular, thriving community led village of Bethersden, with excellent uninterrupted views to the north and connected to the village centre by a public footpath some 22 metres to the west.

The Village provides shops for everyday needs, with a post office, two public houses, St Margeret's Church, village hall, play school and primary school, various local businesses, and recreational ground for sporting activities.

Ashford is approx. 5 miles west with its thriving shopping centre and outlet, various schools for all ages, sporting facilities and railway station with fast services to London.

The charming cinque port village of Tenterden is approx. 7 miles to the south. The M20 with access to London and the coastal towns is approx. 15 minutes drive, and there are bus services to Ashford, Tenterden and the local railway station at Pluckley which is about 4 miles away.





## Planning

Detailed planning consent was granted by Ashford Borough Council under planning reference : [PA/2024/0820](#) dated 29/10/24 for the demolition of the existing buildings and the erection of four large detached contemporary style dwellings subject to conditions.

## Proposed Scheme

These four contemporary, sympathetically designed houses have been chosen to complement the agricultural theme of the rural area.

Plot 1 – 4 Bedrooms 1722 sqft (GIA)

Plot 2 – 5 Bedrooms 2055 sqft (GIA)

Plot 3 – 5 Bedrooms 2414 sqft (GIA)

Plot 4 – 4 Bedrooms 1915 sqft (GIA)

Each unit has a good-sized garden with 2 space carports.



### CIL/Section 106

The site is not subject to any CIL/Section 106 Payments.

### Services

We understand mains drainage and electricity are available to the site, but interested parties must make their own enquiries regarding availability and capacity. Surface water drainage will be allowed to have a controlled flow into the foul drainage.

### Tenure

The site will be sold freehold with vacant possession on completion.

### Price

Offers are invited for the property subject to contract.

### Viewing

The site may be viewed from the road and partly from an internal driveway, but the majority of the property and access is through locked gates. Full viewing therefore will be prior appointment though the owners' sole agents RPC. Contact Peter Randall at 07932 015233 or email [p.randall@rpcland.co.uk](mailto:p.randall@rpcland.co.uk)





# Agent Details

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

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