

HIGH QUALITY RURAL RESIDENTIAL DEVELOPMENT SITE

FULL PLANNING PERMISSION FOR 5 DWELLINGS IN A HIGHLY DESIRABLE RURAL LOCATION CLOSE TO THE VILLAGE OF HEADCORN



Four Oaks Farm

OFFERS INVITED FOR THE FREEHOLD INTEREST

Four Oaks Road, Headcorn
Kent TN27 9PB

For Sale

Summary

This site offers a quality opportunity to develop an attractive scheme comprising 5 houses in a rural location within 1½ miles of the popular village of Headcorn. Full Planning Permission has been granted for a scheme of 5 dwellings. We are seeking unconditional offers for the freehold interest.

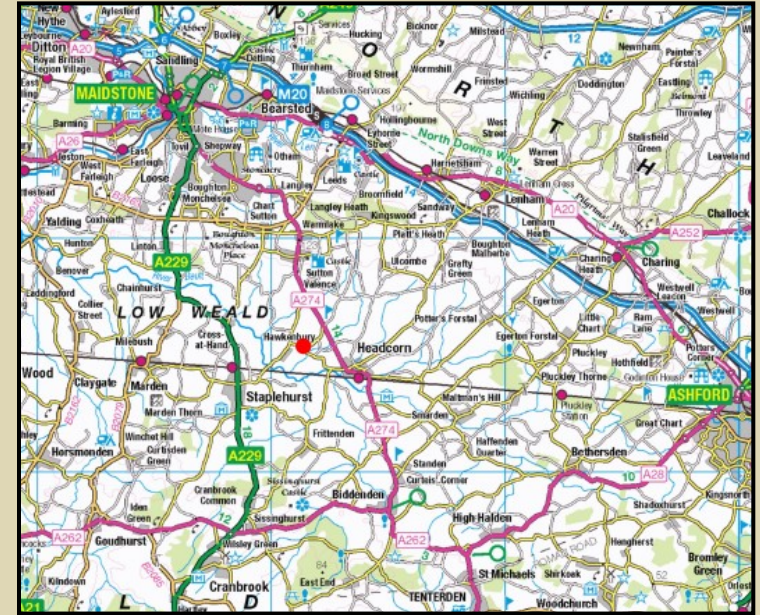
Location

The site is located approximately 1.4 miles to the north west of Headcorn in a delightful rural location. Headcorn has a number of local shops, restaurants and a main line station serving Charing Cross/Cannon Street in about one hour. There is access to a number of major road routes including the M20 at junction 8, which provides a link to the M25. Ashford International Station is only a short drive away and provides regular services to the Continent and a high speed railway service to St Pancras in just over half an hour.

The area is particularly well known for the quality of schools, both in the private and state sectors and there is a wide range of leisure activities in the surrounding area.

Description and site area

The site lies on the north side of Four Oaks Road and currently comprises a former farmyard with 3 farm buildings which will need to be demolished. Surrounding the site are agricultural fields to the north, west and east and a Grade II Listed Building, Four Oaks, to the south. The OS Plan outlines in red the area of land offered for sale, for identification purposes only.



Site Plan - not to scale

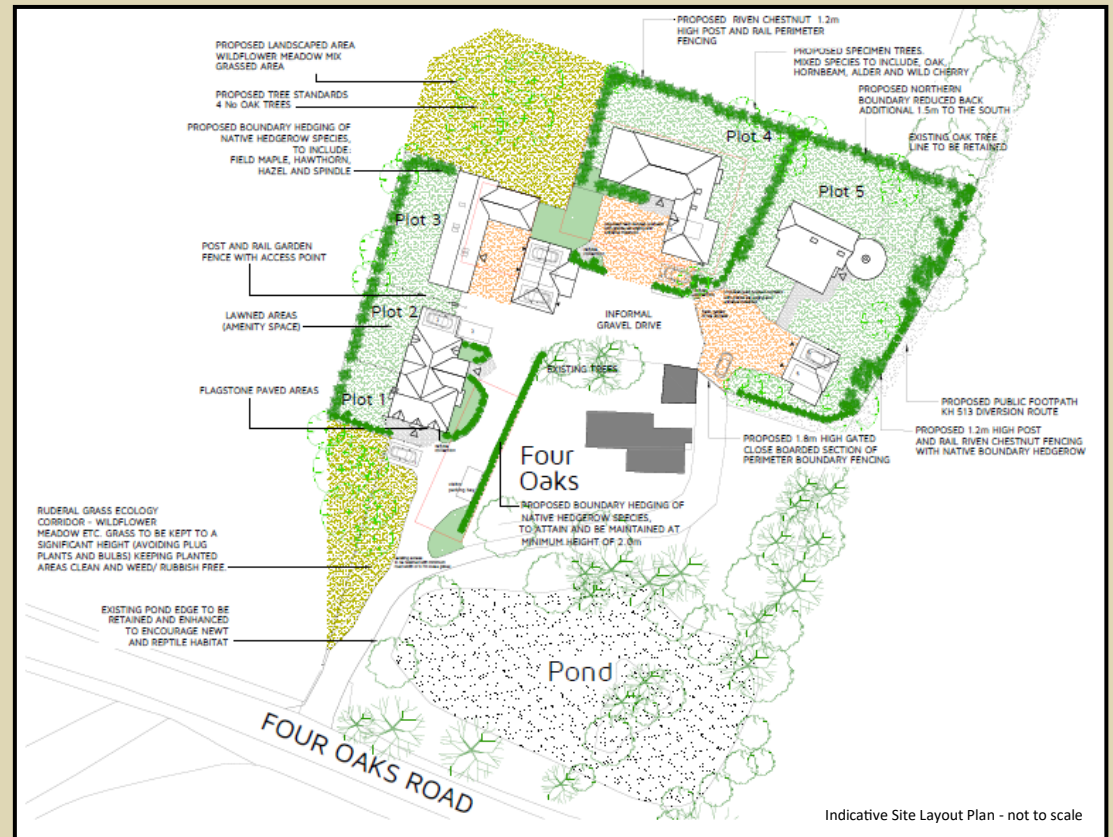
Planning and Development Proposals

Full Planning Permission was granted on 16th October 2020 for the demolition of existing barns and erection of five dwellings, with associated parking, amenity space and landscaping. The consent contains 16 planning conditions which are all fairly standard. Planning reference - 20/502018/FULL.

Access into the scheme is from Four Oaks Road over the existing vehicular entrance. The internal road layout provides access to all 5 dwellings (as well as maintaining access to the neighbouring listed dwelling 'Four Oaks'). The access shall be an informal gravel drive.

The scheme has been designed to resemble a pair of farmworkers cottages, farmhouse, barn and oast house, centred around a traditional farmstead courtyard. The proposed dwellings will be two storey in height and comprise 3 detached 4 bedroom houses and a pair of semi-detached 3 bedroom houses.

There is a footpath which follows the access road from Four Oaks Road into the site and then veers off to the east around the south of Four Oaks and into Plot 5. The Vendors have submitted an application for the diversion of part of this footpath so that it runs along the eastern edge of Plot 5. Details are available in the information pack.



Accommodation Schedule

Schedule of Accommodation (Approximate)	GIA Sq ft
Plot 1	1,141
Plot 2	1,162
Plot 3	1,970
Plot 4	2,702
Plot 5	2,206

Services, Tenure & VAT

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development.

The site is to be sold on a freehold basis with vacant possession upon completion.

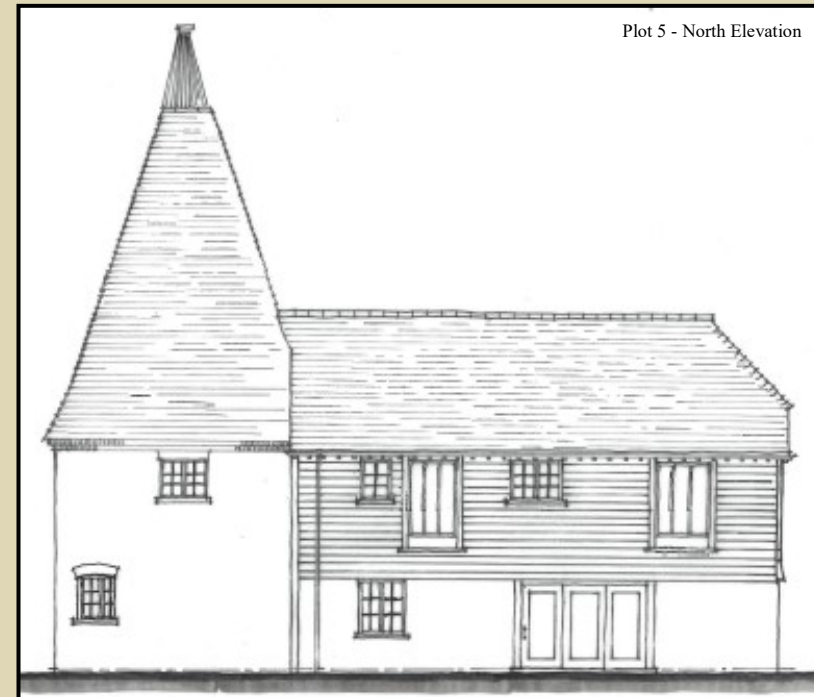
NB. Please note that Four Oaks has rights over the access road.

The site is not registered for VAT and no VAT is chargeable on the sale price.

Additional Information

The vendor has carried out a certain amount of due diligence on the site and all the reports and investigations are available to view and download from our website www.rpclang.co.uk. The following information is available:

- Plans and Drawings
- Design & Access Statement
- Planning Statement
- Decision Notice
- Groundsure Report
- Footpath Diversion Information
- Delegated Report
- Ecology Report
- Protected Species Report
- Reptile Survey Report and Mitigation Strategy



Method of Sale

The site is available by Private Treaty and offers for the freehold interest are invited on an unconditional basis. Bids must be emailed to Mark Linington at m.linington@rpcland.co.uk. In submitting a proposal please include the following:

1. Offer price for the property;
2. Details of any abnormal costs allowed for;
3. Details of any due diligence required prior to exchange of contracts;
4. Confirmation of funds.

The vendor reserves the right not to accept the highest nor any bid made for the site.

Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

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Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

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Agent Details and Viewings

For further information or to book a viewing appointment please contact RPC or visit our website at www.rpcland.co.uk

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