



Exciting Opportunity for Site with Outline Planning
Consents for 10 Dwellings with Reserve Matters
submitted in attractive Village Location

Land to the Rear of Four Winds,
New Road, Egerton, TN27 9DT

Site Description

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

The site comprises part of the garden of an existing house, and a separately fenced off plot, which was formerly a nursery. The whole site covers an area of approximately 1.475 acres, and is situated on the north eastern side of New Road, Egerton.

To the south of the site, is the existing house and site access. The main northern part of the site consists of an open vegetated area which was formerly used as a small market garden.

To the north and north east of the site there are orchards and open fields. To the west there are a number of residential properties, some listed and some within a Conservation Area. To the east and south east of the application site there is new development of 15 dwellings, which is near to build completion and a Scheduled Monument within an Orchard is located to the Rear of that site.

The village of Egerton comprises a 13th century Church, Shop, Village Hall and Primary School, a diesel fuel and MOT garage, a Sports pavilion, a Games Barn and Playing fields.

Further facilities can be found at Ashford, which is just over 8 miles away, including Ashford International Railway Station, with its high speed services to London's St Pancras. Further rail services can be found at Pluckley, Charing and Headcorn which benefits from frequent services into Central London in as little as 62 minutes and 56 minutes respectively. Furthermore, the A20 and M20 are readily accessible, offering road access to London and Kent's coastal towns.



View of Access Drive Way



View across private garden area

Planning

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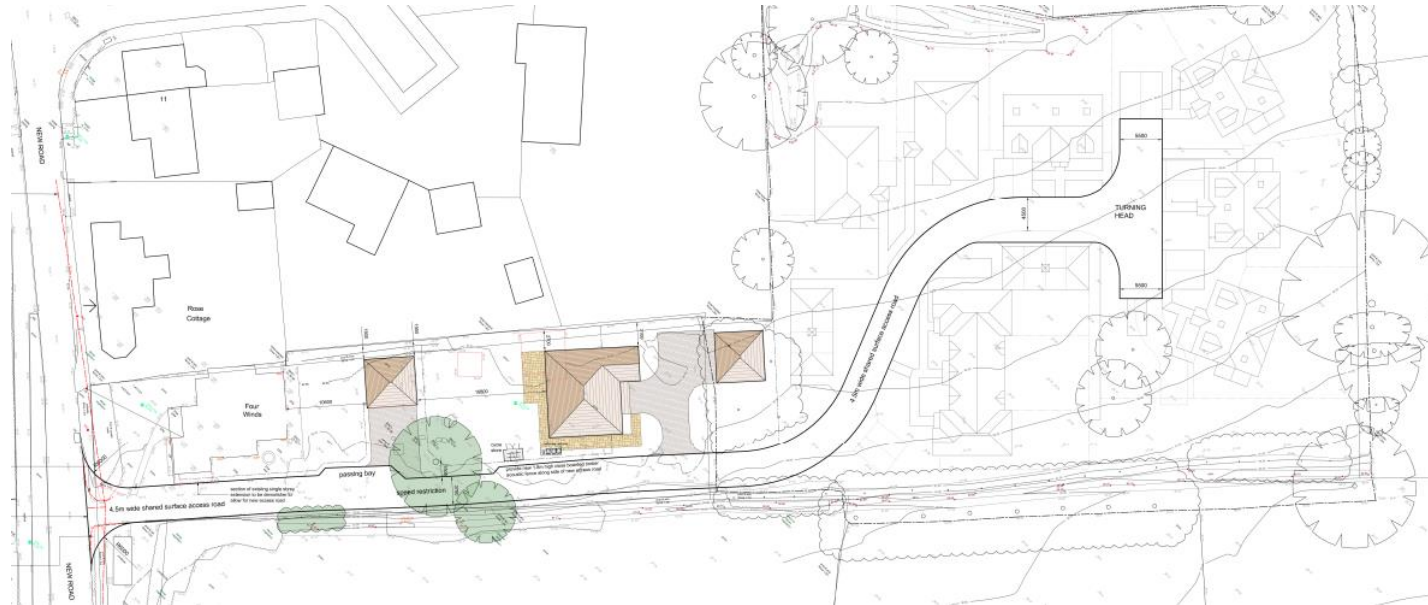
Relevant Planning History

[PA/2022/2093](#) - Outline application approved for the erection of 9 dwellings with formation of new access, and development layout with all other matters reserved.

[PA/2023/2005](#) - Outline application approved for the erection of one detached dwelling and detached garage with all matters reserved apart from access.

Detailed Pursuant Applications for Both Sites has been Submitted and is due to be determined by Ashford Borough Council in June 2025

Plot	Beds	Style	GIA Sqft
1	3	Chalet	1758
2	2	Bungalow	998
3	2	Bungalow	1024
4	3	Chalet	1526
5	3	Chalet	1526
6	3	Chalet	1526
7	2	EOT	1048
8	3	MT	1362
9	2	EOT	1048
10	4	Det	2208



Sales and Viewing Information

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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

The Landowner does not propose to charge VAT

CIL

To be confirmed on finalisation of the Detailed Application. However, it is anticipated that there will be no CIL charge.

S106

There are no Section 106 costs to be applied to this site.

Homes For Older People

The landowner has agreed in the first instance to market the dwellings on the site to older people over the age of 55 in Egerton before marketing the site to the wider community without any age restriction. The landowner has reached an understanding with the parish council in this respect and there are no conditions on the planning consent limiting tenure of any of the units.

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. p.bowden@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

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Agent Details

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Peter Bowden

01732 363633

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