

# Excellent Residential Development Site

c. 0.43 ha (c. 1.06 acres) site with previous planning permission for residential development (now elapsed) and recent positive Pre-App support for a scheme comprising 9 no. single storey bungalows. Conditional (STPP) or Unconditional Offers (STC) sought.



Land to the North of

Longacre Road  
Ashford  
Kent, TN23 5SF

**For Sale**

## Location

The site is well located in the Singleton area to the south west of Ashford Town Centre.

Ashford provides a good range of schools, shops, leisure facilities and other services. There have been a number of recent improvements in the town including the Elwick Road restaurant and cinema development, the Victoria Road scheme including the Curious Brew brewery and food store and the recent expansion of the Ashford Designer Outlet centre.

Ashford International Railway Station is c. 2 miles to the east and provides regular rail services to various London stations including a high speed service to St Pancras with a journey time of 40 minutes.

Junction 9 of the M20 motorway in c. 2.5 miles to the north which links to the M25 and London to the west and the coast and channel ports to the east.

## Site Description

The site is c. 0.43 ha (c. 1.06 acres) in size. It is regular in shape and generally level. It comprises vacant open scrubland located with a number of mature trees to its boundaries.

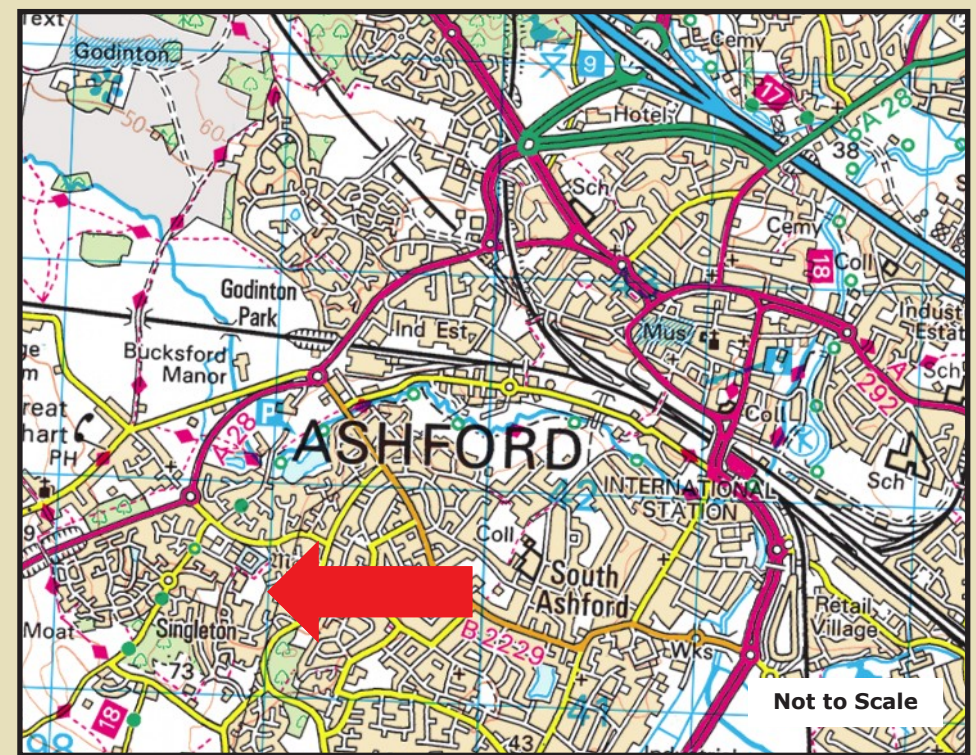
The site is surrounded on three sides by residential development, with Great Chart Primary School forming the western boundary. An unadopted footpath runs along the site's southern boundary, joining an existing public right of way to the west which runs along the rear of properties fronting onto Long Acre Road to the east. Access is from the south directly from Long Acre Road.

## Planning History and Development Potential

The site has had an interesting planning history. It was formerly allocated in the Local Plan with an indicative capacity for 20 dwellings. Kent County Council subsequently secured outline planning permission on the 17<sup>th</sup> May 2014 for a scheme comprising 14 no. units under reference 11/01045/AS. This followed with Reserved Matters being subsequently secured on the 8<sup>th</sup> August 2017 for a scheme of 12 no. units under reference 17/00703/AS. This consent has since lapsed.

In the intervening period Ashford BC has amended its Affordable Housing Policy with a threshold of 10 or more units meaning a similar scheme would require a proportion of the units to be of social tenure making it potentially unviable.

The vendor has therefore sought Pre-App advice from Ashford BC for a scheme below the affordable threshold of 9 no. single storey units. This proposal comprises 3 no. 3 bed detached bungalows at c. 103 m<sup>2</sup> (c. 1,108 sqft), 2 no. 2 bed detached bungalows at c. 75 m<sup>2</sup> (c. 807 sqft) and 4 no. 2 bed semi-detached bungalows also at c. 75 m<sup>2</sup> (c. 807 sqft). The Pre-App feedback was encouraging and very supportive of the proposal.



## Further Information

Further information is available to download from [www.rpclandandnewhomes.co.uk](http://www.rpclandandnewhomes.co.uk) and includes the Pre-App submission prepared by Kent County Council's Planning Advisors, DHA Planning, as well as the positive feedback letter from Ashford Borough Council.

## Tenure

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

## Surface Water Discharge

The previously approved surface drainage strategy followed the guidance contained within Ashford's Sustainable Drainage SPD, utilising Sustainable Urban Drainage (SuDs) techniques. Information obtained at the time from the British Geological Survey indicated that infiltration on site is unlikely to be suitable due to low infiltration rates of underlying clay bedrock and a shallow water table. Level and sewer location constraints on site also mean that connection to the existing watercourse to the west of the site is not feasible.

In response to the constraints on site, the proposed strategy comprised a network of surface water sewers before discharging into an existing 225mm sewer located to the north at a point informed by site level constraint. Flows into the existing system would be controlled via a Hydrobrake flow control. Attenuation was to be provided in a storage pipe on the adjacent school land that is in Kent County Council's control and they are will to grant all necessary easements in relation to this. This is all subject to independent assessment and all necessary approvals from the statutory providers.

## Foul Drainage

The previously approved strategy indicated a gravity foul connection into an existing foul sewer in Bishops Green to the east of the site. It is understood this will likely require the requisition of land in third party ownership and this is all subject to independent assessment and all necessary approvals from the statutory providers.

## Services

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

## VAT

It is understood that VAT will not be applied to this transaction.

## Viewing Arrangements

The site is secured by palisade fencing. It is possible to get a restricted, but general impression from the public highway. However, if you would like a more detailed inspection of the site then prior arrangement will need to be made through the agent.

## Offers

Offers are sought by way of Informal Tender on either an Unconditional (STC) or Conditionals (STPP) basis for the freehold.

Only offers in writing will be considered and all offers **MUST** include details of any site due diligence that will be required prior to an exchange of contracts.

Conditional offers should include details of the proposed planning strategy and likely contractual/planning timescales.

In addition, all offers must include evidence will be required to demonstrate that funds are available to complete the transaction.

The closing date for offers is **Friday 4<sup>th</sup> September 2020**.

As a Regulated Industry under Anti-Money Laundering Regulations RPC Land & New Homes will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued. To the preferred bidder.

The vendor is not obligated to accept the highest or any bid made.

## Agents Details

For further information please contact the agents:

### **Graeme Dowd**

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