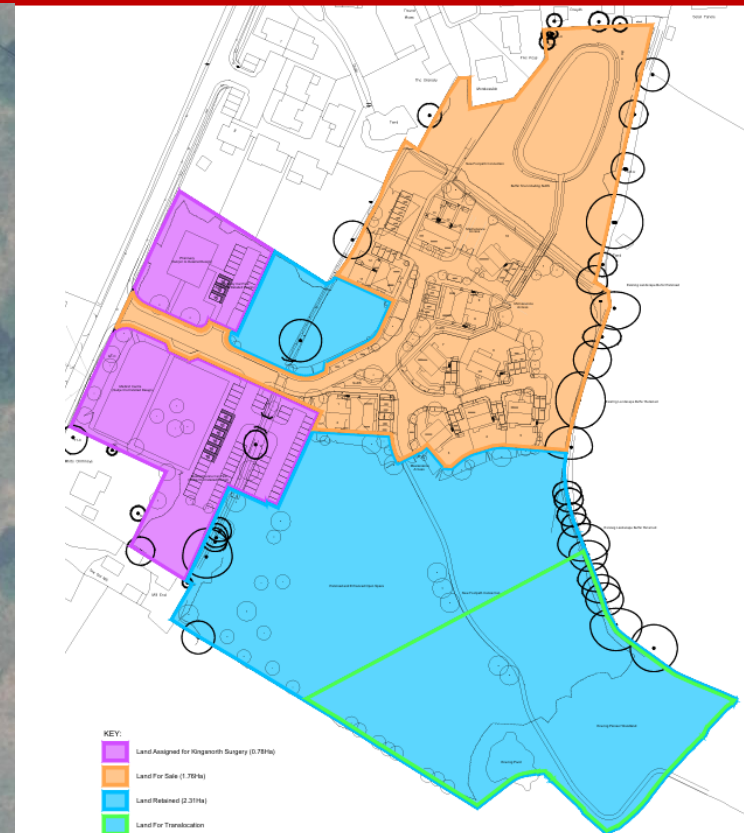


Excellent Freehold Residential Site to be Sold with Detailed Planning Consent For 15 Units and Situated on the Edge of the Popular Village of Kingsnorth



Land to the East of Ashford Road
Kingsnorth
Ashford
Kent TN23 3BJ

FOR SALE

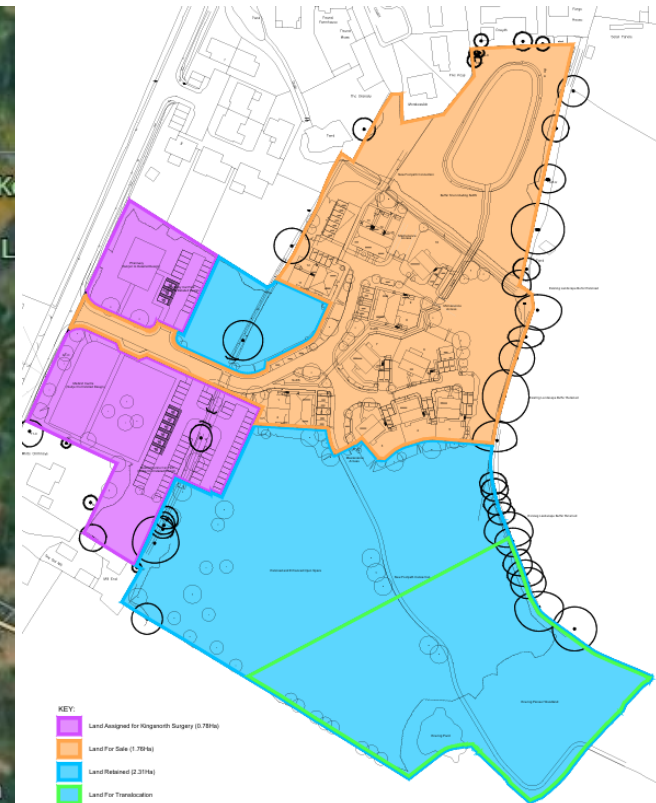
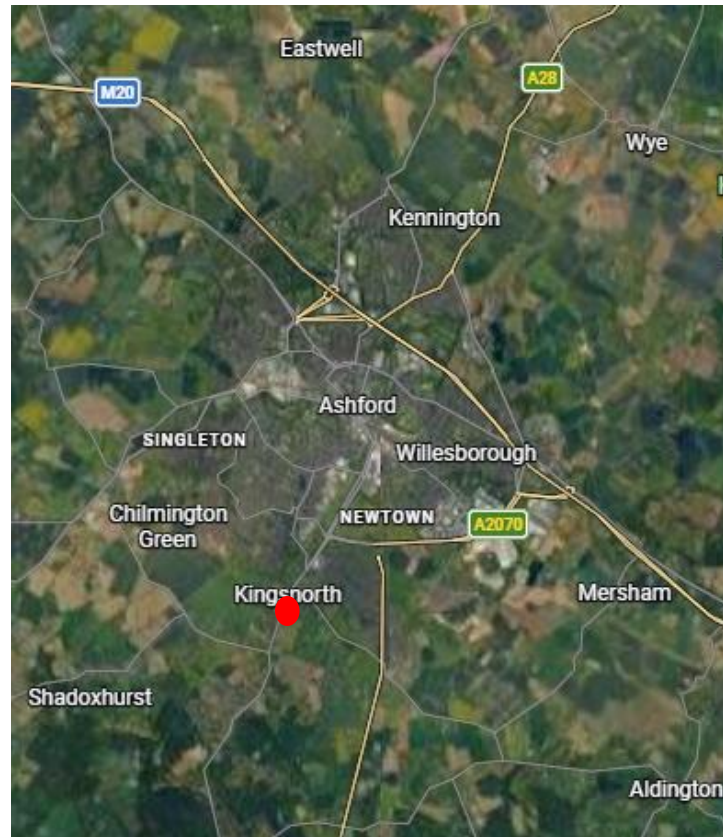
Site Description

The site measuring some 1.76Ha (4.3 acres) is currently open field with a gradient from north to south. Currently used as arable land this attractive site has a well-defined boundary with existing hedgerows and mature oak to be retained.

Location

The site is situated on the rural edge of this popular village of Kingsnorth, just beyond the crossroads with Pound Lane and provides a local post office, church of St. Michael and All Angels, together with the Queens Head Public House. There is a bus service to Ashford and the surrounding area approx. 200m from the site.

Approx. 1 mile away is a Tesco Extra and other local shops at Moatfield Meadow. Ashford Town Centre is approx. 2.5 miles away providing an abundance of shopping, schooling and sports facilities, as well as the very popular Ashford Outlet Centre. Ashford station offers fast services to London in around 38 minutes. While the M20 provides also access to London and the Coastal Towns.



Planning

The site forms part of a combined application under ref: [PA/2022/2851](#) for residential development, doctors' surgery and pharmacy.

The outline application was granted upon appeal under decision APP/E2205/W/23/3322574. Subject to various conditions.

The owners have now submitted a reserved matters application for the residential element of the site for c.18,000 sqft which there will be 10 private dwellings of c.13,750 sqft and 5 affordable units of c. 4,250 sqft.

View details under application ref: [NOT/2026/0643](#).

The proposed master plan shows the residential area sympathetically blending into the rear of the medical centre/Pharmacy by the retention of existing hedgerows and open space.

Note

The Vendor has started the reptile translocation at present which will discharge condition 10.

The Purchaser will be able to start on the archaeology pre commencement condition once the ecology is complete.

All other usual pre-commencement conditions relating to the build, drainage, etc will be for the Purchaser to complete.



Illustrative Schedule of Accommodation - 27-03-26				
Affordable Housing				
No. of Houses:				m2
4	GALA (affordable)	2 Bedroom 4 Person House 90m ² (970sqft)	90 =	360 m2
1	GALA END (affordable)	Gala (SA) - 2 Bedroom 4 Person House 88m ² (950sqft)	88 =	88 m2
5		Total No. of Affordable Housing	=	448 m2
Private Development Housing				
No. of Houses:				
4	Newton	3 Bedroom 5 Person House 121m ² (1306sqft)	121 =	484 m2
5	Laxton	4 Bedroom 7 Person House 160m ² (1,725sqft)	160 =	800 m2
1	Cox	4 Bedroom 8 Person House 179m ² (1,930sqft)	179 =	179 m2
10		Total No. Private Development Housing	=	1463 m2
15		Total No. of Dwellings	=	1911 m2

CIL/Section 106

The purchasers will be responsible for payment of the section 106 which we understand with indexation to be c. £537,000. The site is not subject to any CIL payments.

Services

Utilities report prepared for Jarvis Homes by Technical & Development Services (Southern) Ltd is available on request. However, purchasers must satisfy themselves as to its accuracy.

Tenure

The site will be sold freehold with vacant possession

Price

Offers are invited for the Freeheld subject to contract.

Viewing

The site may be viewed at any reasonable time during daylight hours at viewers own risk.

Note

The purchaser will be required to construct the access road for the benefit of the whole and provide services to the boundaries of the medical centre and pharmacy.

Agent Details

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

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