

**An Excellent Opportunity to Purchase a Residential Development Site with
Outline Planning Consent, (Subject to Signing a S106,) for some 49 Units on the
Outskirts of the Village with Wonderful Views to the North**



Land off

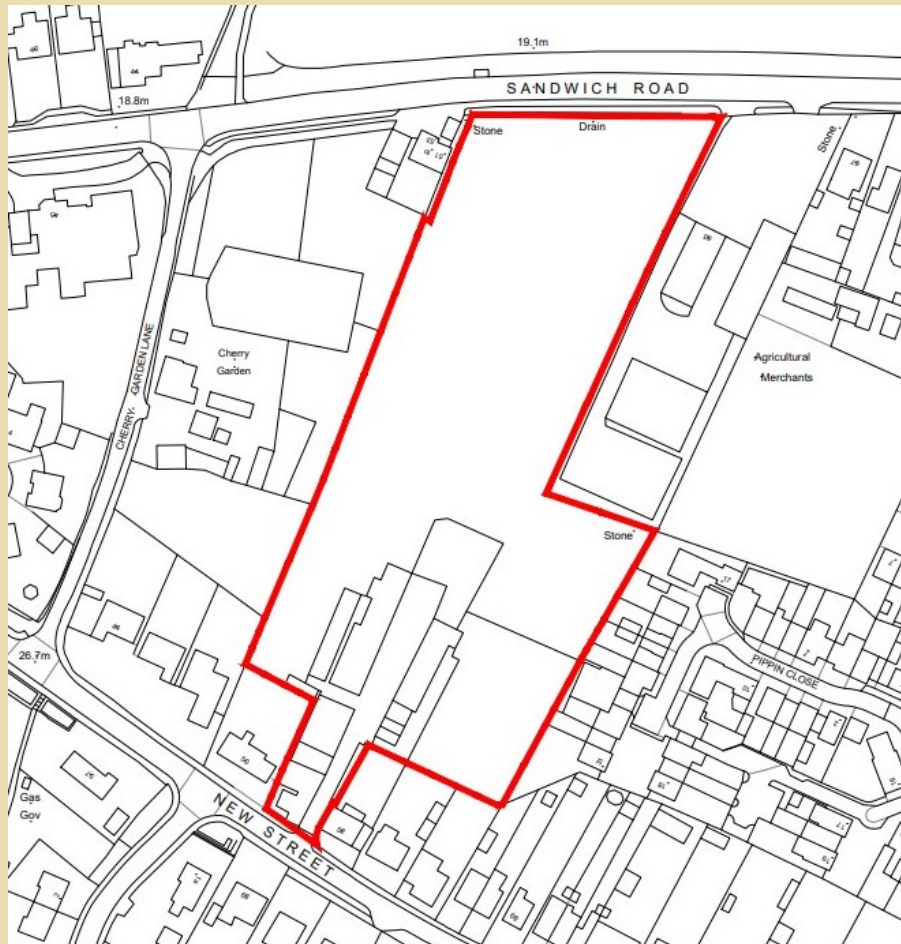
**52 New Street
Ash
Kent CT3 2BN**

For Sale

SITE DESCRIPTION

This brownfield site is irregular in shape extending to the approx. 1.4 ha (3.5 acres) and slopes gently from South to North. Currently the site is partly occupied by various commercial buildings mainly used as offices and storage of white goods in recent years with hardstanding. The Sellers will undertake all demolition prior to exchange of contracts, except for the brick building on the sites' southern frontage. The remainder is shrubland.

The site has an access from New Street which will be retained for an emergency access with a new access for the development off Sandwich Road.



Indicative Site Boundary



LOCATION

The site is situated on the outskirts of the village some 160m East of the conservation Area.

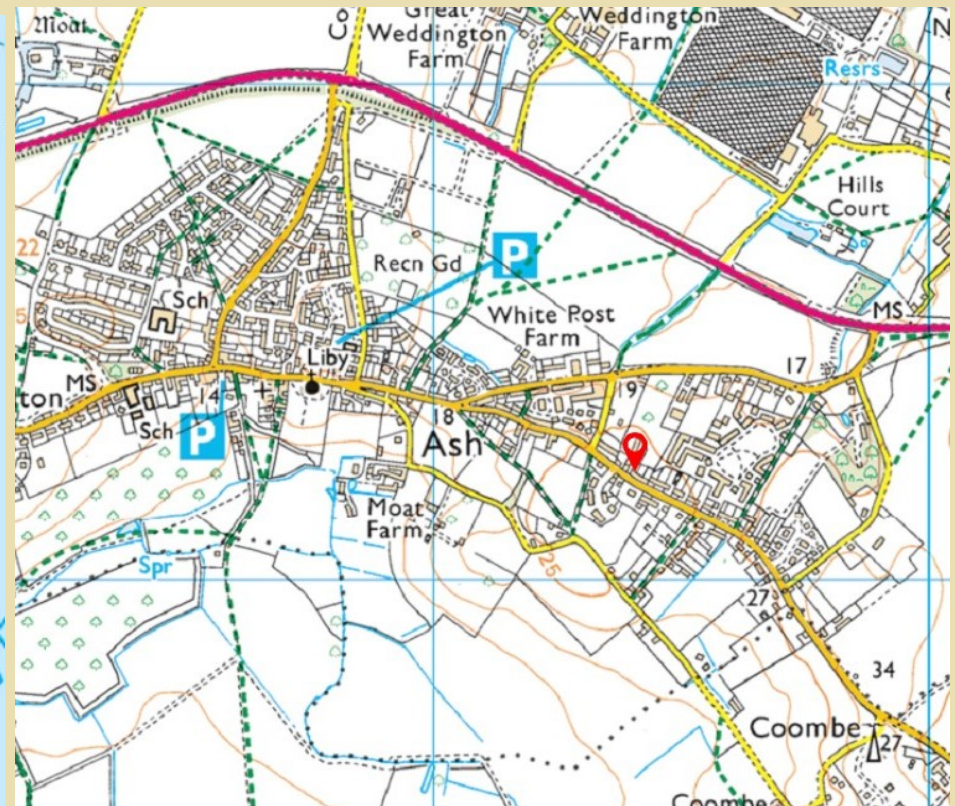
Ash is a pretty East Kent village providing amenities for everyday needs including two mini markets, Boots Chemist, Primary/Nursery School, Doctors Surgery, Grade I Listed St Nicholas Church, 15th Century Chequers Inn and several historic buildings with Georgian/Regency facades. The surrounding area provides beautiful country walks.

The Charming village of Wingham is just some 3 miles away and provides beautiful historic buildings in its centre with various shops, restaurant, public house and St Mary's Church.

Wingham Wildlife Park is a Zoo providing for all ages and only some 1 mile from the village.

The historic Port Town of Sandwich is approx. 3.5 miles East of Ash, whilst Canterbury is approx. 10 miles to the West.

The general area is well served by bus, rail and road connectivity.



PLANNING

The site forms part of a wider residential housing allocation area adopted in the Ash Neighbourhood plan 2021.

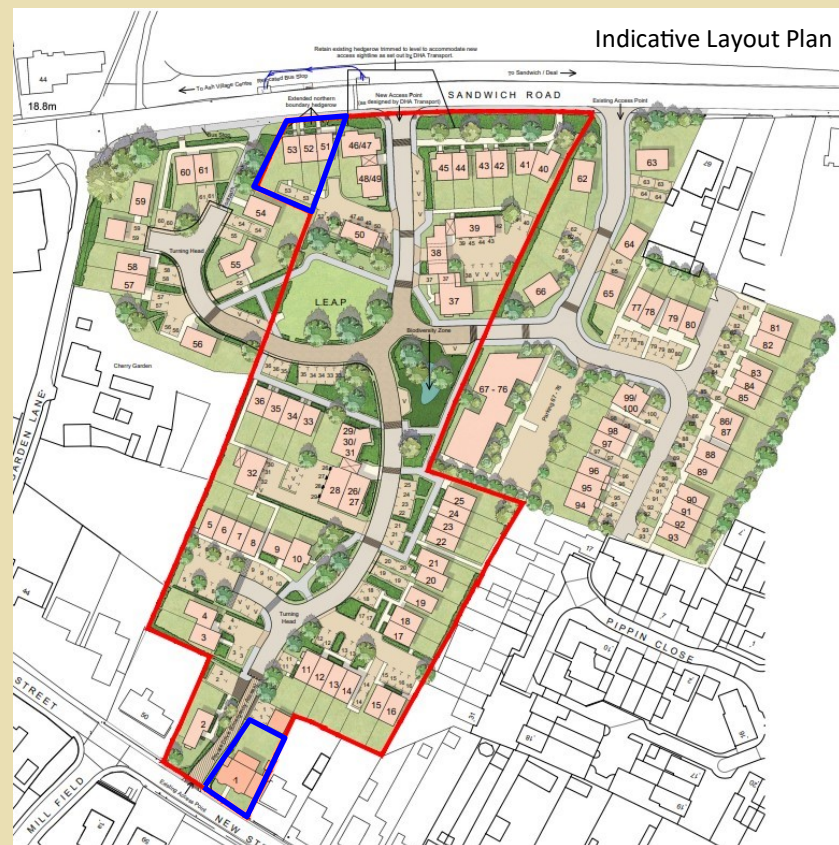
A resolution to grant outline planning consent (under ref:[22/01497](#)) has been approved by Dover District Council for the erection of some 53 units subject to the signing of a Section 106 agreement. A copy of the draft agreement can be made available upon request.

The sellers will retain plot 1, (an existing Victorian Detached house,) together with the property showing plots 51,52&53

We understand the Council have placed a Temporary TPO on 6 small trees on the site, but we understand this does not interfere with the proposed layout.

However, we understand there is a TPO on the hedge fronting Sandwich Road but approval has been given to remove the section to create the access as per the proposed layout.

There will be a requirement for the existing 30 mph Limit to be relocated to accommodate the new access and a new pull in bay for buses on the opposite side of the road must be provided. Further documentation may be obtained via the Dover District Council Planning Portal for ref:[22/01497](#)



Please Note:

The areas etched in blue are to be retained by the Sellers

THE PROPOSED SCHEME

The proposed scheme in outline form for some 53 (2/3/5 bedroom) houses & flats.

The sellers will retain plot 1, (an existing Victorian Dethatched house,) together with the property showing plots 51,52&53.

Unit No.	Size	Type
2	93	3Bed 5Person House
3	93	3Bed 5Person House
4	115	4Bed 7Person House
5	93	3Bed 5Person House
6	93	3Bed 5Person House
7	93	3Bed 5Person House
8	93	3Bed 5Person House
9	79	2Bed 4Person House
10	115	4Bed 7Person House
11	121	4Bed 7Person House (2.5)
12	121	4Bed 7Person House (2.5)
13	121	4Bed 7Person House (2.5)
14	121	4Bed 7Person House (2.5)
15	115	4Bed 7Person House
16	115	4Bed 7Person House
17	93	3Bed 5Person House
18	93	3Bed 5Person House
19	93	3Bed 5Person House
20	93	3Bed 5Person House
21	93	3Bed 5Person House
22	99	3Bed 5Person House (2.5)
23	99	3Bed 5Person House (2.5)
24	99	3Bed 5Person House (2.5)

Unit No.	Size	Type
25	99	3Bed 5Person House (2.5)
26	50	1Bed 2Person Flat G.F. - Affordable
27	70	2Bed 4Person Flat F.F. - Affordable
28	70	2Bed 4Person Flat F.F. - Affordable
29	70	2Bed 4Person Flat G.F. - Affordable
30	70	2Bed 4Person Flat F.F. - Affordable
31	70	2Bed 4Person Flat S.F. - Affordable
32	70	2Bed 4Person Flat (F.O.G.) - Affordable
33	121	4Bed 7Person House (2.5)
34	121	4Bed 7Person House (2.5)
35	121	4Bed 7Person House (2.5)
36	121	4Bed 7Person House (2.5)
37	115	4Bed 7Person House
38	70	2Bed 4Person Flat (F.O.G.)
39	70	2Bed 4Person Flat (F.O.G.)
40	79	2Bed 4Person House
41	79	2Bed 4Person House
42	79	2Bed 4Person House
43	79	2Bed 4Person House
44	79	2Bed 4Person House
45	79	2Bed 4Person House
46	70	2Bed 4Person Flat G.F. - Affordable
47	70	2Bed 4Person Flat F.F. - Affordable
48	70	2Bed 4Person Flat G.F. - Affordable
49	70	2Bed 4Person Flat F.F. - Affordable
50	61	2Bed 3Person Flat (F.O.G.) - Affordable

CIL

Dover District Council does not operate a Community Infrastructure Levy

SECTION 106

The Section 106 agreement is yet to be finalised. However, for the purpose of submitting an offer, please allow the sum of £641,258

SERVICES

We have not made any service enquires and interested parties should make their own inquiries regarding availability and capacity.

VAT

The sellers have elected not to charge VAT on the sale.

VIEWING

The site may be viewed on the following 3 days between the hours of **11am– 3pm on Tuesday 6th , Wednesday 14th and Friday 23rd February**

Please note the site is securely fenced & cannot be accessed, hence the requirement for the above viewing arrangements.

PRICE

Guide Price: £3.5 million, subject to contract only. The site will be sold Freehold with Vacant Possession on Completion. **Note:** The Sellers will undertake demolition, (except the brick building on the sites southern frontage,) Soil Investigation and House Foundation Strategy prior to exchange of contracts.

METHOD OF SALE

Bids must be made in writing on Company letter headed paper & addressed to Peter Randall, RPC Land, by no later than, **noon on Thursday 29th February**

Email: p.randall@rpcland.co.uk

In submitting your bid please provide the following details:

- 1) Offer Price for the Property
- 2) Details of any condition attached to the bid/ Details of any abnormal costs allowed for
- 3) Details of due diligence required prior to exchange of contracts
- 4) Proof of funds
- 5) Details at what level the bid have been authorised and what further authorisation, if any, is required.

The sellers reserve the right not to accept the highest offer or any of the bids.

Agents Details

Peter Randall

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

William Bowden

Tel: 01732 363633

Email :w.bowden@rpcland.co.uk

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB



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