

# HIGH QUALITY RESIDENTIAL DEVELOPMENT SITE

FULL PLANNING PERMISSION FOR 5 DWELLINGS IN THE POPULAR VILLAGE OF CHARING HEATH - 6 MILES FROM ASHFORD



Land at Tile Lodge Road

CLOSING DATE FOR OFFERS - 15th August 2018

Charing Heath, Ashford  
Kent TN27 0AU

**For Sale**

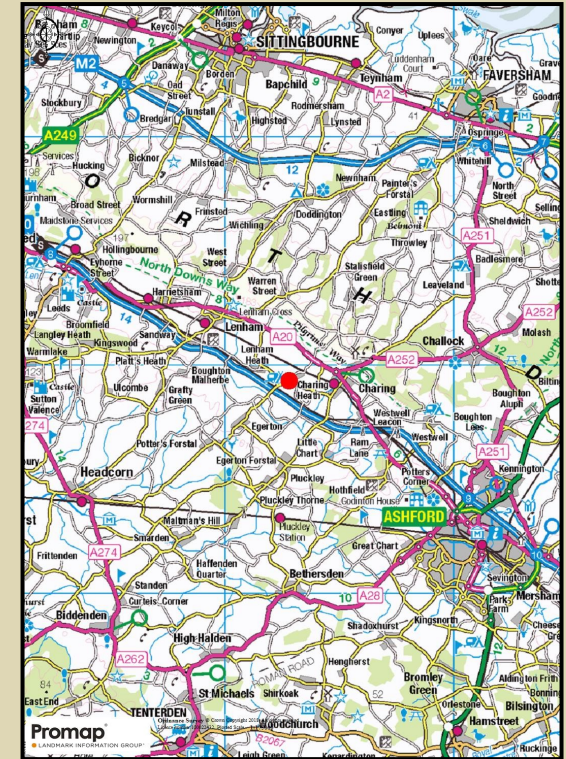
## Summary

This site offers a quality opportunity to develop an exclusive farmstead/courtyard scheme in the centre of the popular village of Charing Heath. Full planning consent has been granted for 5 houses with 1 no 2 bed house, 2 No 3 bed houses and 2 No 4 bed houses.

## Location

The site is located within the village confines of Charing Heath approximately 6 to 7 miles to the north-west of Ashford (c 15 to 20 minutes drive time). Charing Heath is a semi-rural village with easy access to the surrounding countryside and the site is close to the Red Lion. Charing Village is located approximately 1.5 miles to the north of Charing Heath (5 minutes drive-time) and has a good range of shops, services and pubs / cafes.

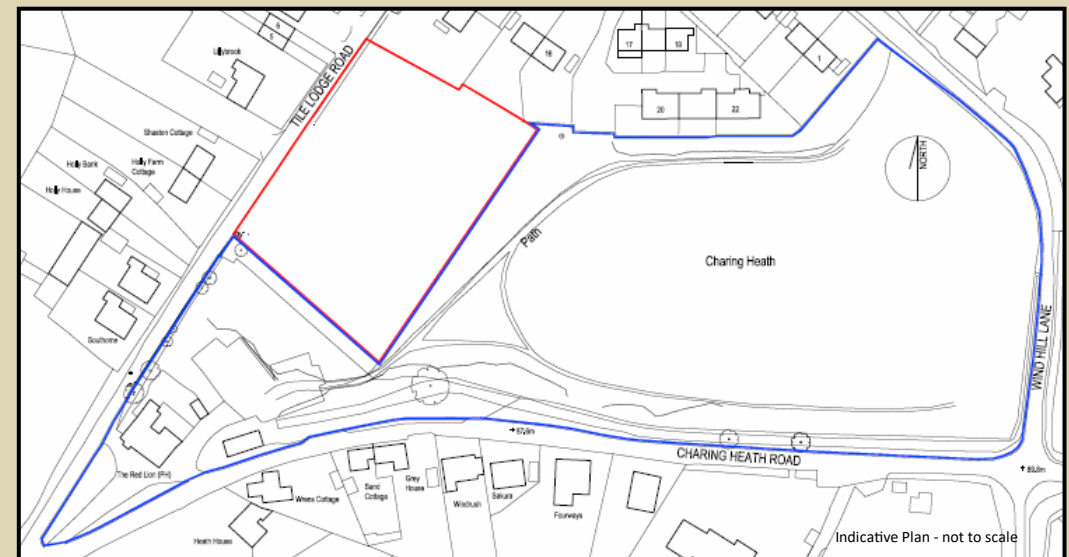
There is access to the A20 which is 1 mile away which links to the M20. Ashford International Station is just over 6 miles away with High Speed Rail Link to St Pancras, London (journey time 37mins). As an alternative there are fast rail connections from Charing to London St Pancras (via Ashford) (1 hour) and London Victoria (1hr 30 minutes).



## Description and site area

The site area is approximately 1.2 acres (0.48ha) comprising rough grassland. It forms part of a much larger field area which slopes in a southerly direction. The whole of this land is bounded by mature trees apart from along the site's northern boundary which adjoins the rear gardens of 2 storey houses. The land for sale is outlined in red and the land outlined in blue will be retained by the vendor

Please note that the plan is indicative and is for identification purposes only.





## Planning and Development Proposals

Planning permission was granted by Ashford Borough Council on 20th July 2018 for the erection of 5 dwellings, new vehicular access, hard and soft landscape works, and associated works. The consent contains a number of planning conditions the majority of which are fairly standard. Planning reference - 18/00191/AS.

The development proposals are for a 'farmstead / courtyard' scheme, with the proposed form of the development being of a traditional design based on a main farmhouse with outlying barns set within an enclosed compressed gravel courtyard area. The scheme will comprise 1 no 2 bed house, 2 No 3 bed houses and 2 No 4 bed houses. There will be a large area of open space to the east of the development on land to be retained by the vendor.



## 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. The site is registered for VAT and VAT is chargeable on the sale price.

## Additional Information

The vendor has carried out a considerable amount of due diligence on the site and all the reports and investigations are available to view and download from our website [www.rpcland.co.uk](http://www.rpcland.co.uk). The following information is available:

- Plans
- Design & Access Statement
- Planning decision notice
- Ecological Assessment
- Surface water drainage statement
- Highway Statement
- Tree Survey

## Accommodation Schedule

Schedule of accommodation	GIA Sq ft
Unit 1	1,163
Unit 2	1,044
Unit 3	1,970
Unit 4	1,948
Unit 5	1,259

## Method of Sale

Offers are invited by way of an informal tender on an unconditional basis. The deadline for the receipt of bids is 12 noon on 15th August 2018. Bids must be addressed to RPC Land & New Homes, 89 Kings Street, Maidstone, Kent, ME14 1BG. 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 due diligence required prior to exchange of contracts;
4. Confirmation of funds.

**NB** The property is registered for VAT and VAT will be chargeable on the price.

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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Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

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.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

## 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](http://www.rpcland.co.uk).

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**Mid Kent Office**

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