An Excellent Small Residential Development site with Detailed Planning Consent For Seven Houses. Situated in a Pleasant Residential Area and Being only some 0.75 miles form the Town Centre

rpc LAND & NEW HOMES



Land Off Kings Avenue
Ashford
Kent
TN23 1LU

FOR SALE

Site Description

The site extends to approximately 0.43 hectares (1.06 acres) and is irregular in shape, forming part of the remaining land associated with the former Ashford Hospital. The site slopes from south to north and currently comprises overgrown shrubland.

A full soil investigation report is available upon request.

Location

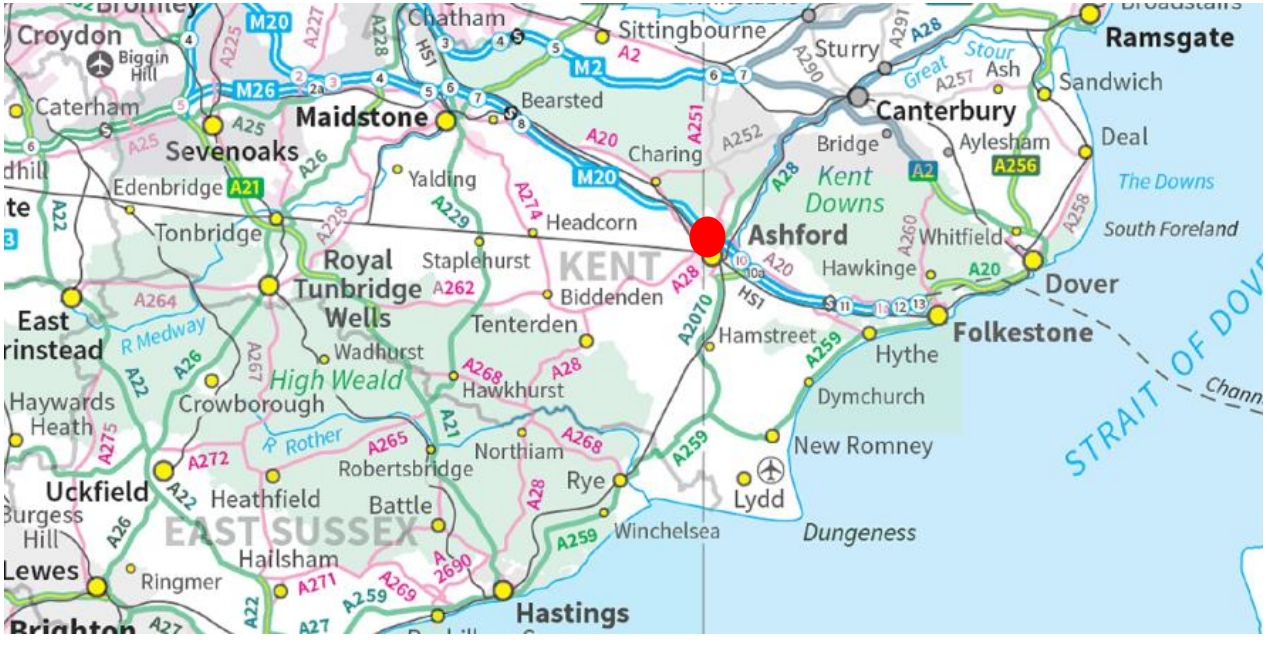
The site is situated approximately 0.75 miles south of Ashford town centre. Ashford is a well-connected market town and an established retail, educational and transport hub.

The town centre offers a wide range of shopping, leisure and dining facilities, including County Square Shopping Centre, which provides a variety of high street retailers and restaurants. The nearby Ashford Designer Outlet is home to over 100 fashion, beauty and sportswear boutiques.

Ashford benefits from an excellent range of educational facilities, including primary, grammar and independent schools, together with further education opportunities at EKC Ashford College.

The town enjoys excellent road communications, with the M20 providing access northwest towards London and southeast towards Dover and the Le Shuttle terminal at Folkestone. The A28 connects Ashford with Canterbury and the Weald of Kent.

Ashford International railway station provides frequent services to London and destinations along the Kent coast.





Planning

The site benefits from detailed planning consent granted by Ashford Borough Council on 28 June 2026 under reference PA/2025/0598.

The consent forms part of a wider planning application comprising a 75-bedroom care home/health centre, with access from Chart Road, together with seven residential dwellings served by a separate access from Kings Avenue.

The Scheme

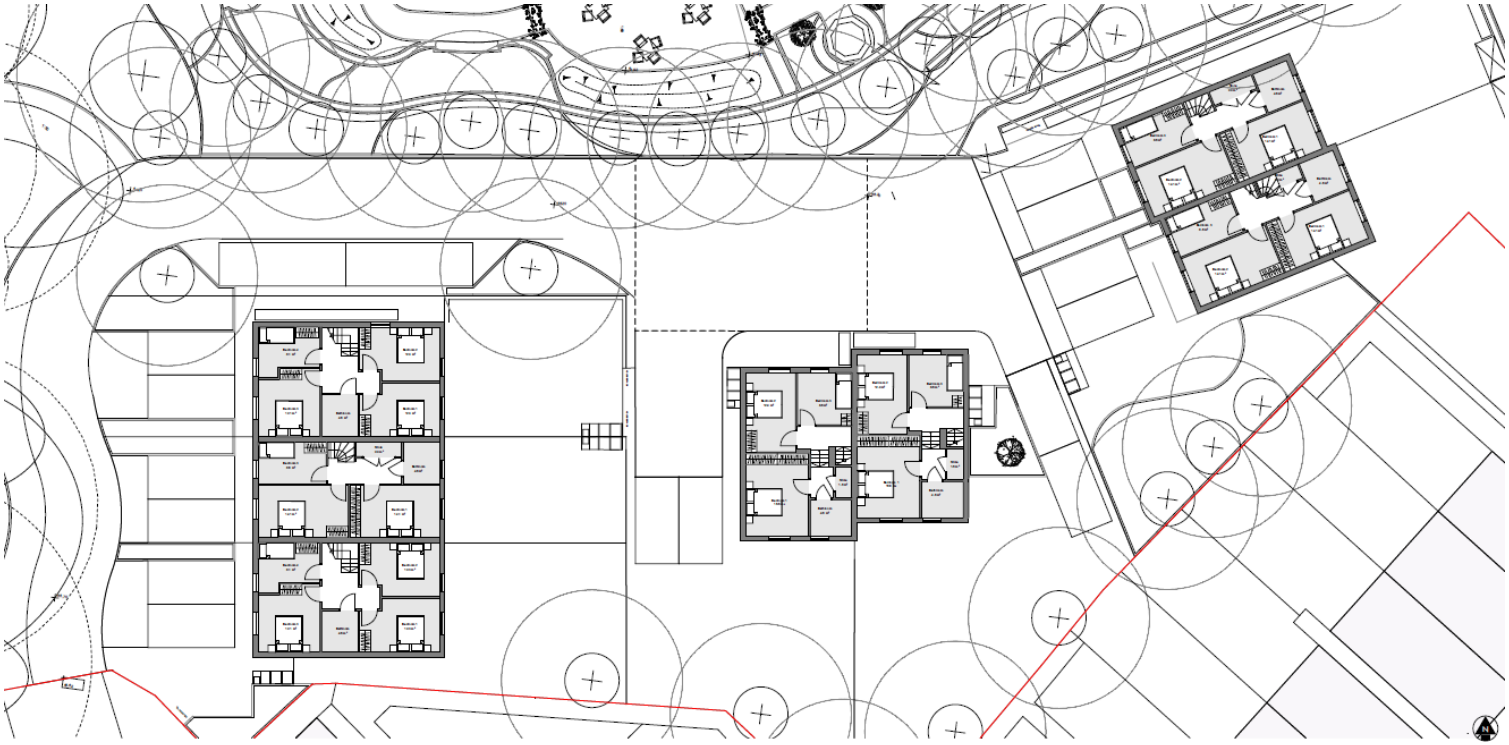
The approved scheme comprises seven two-storey dwellings, arranged as two pairs of semi-detached houses and a terrace of three properties.

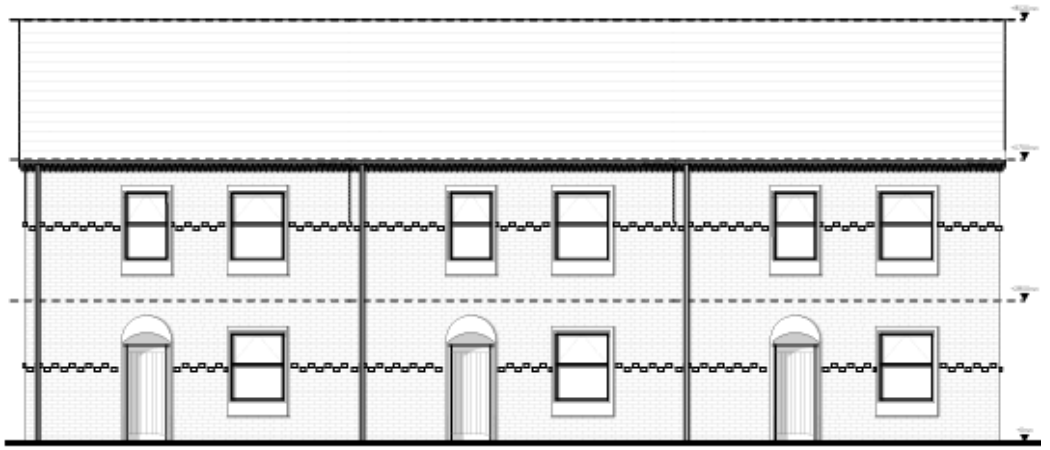
The accommodation comprises:
5 x Three-bedroom houses – approximately 105 sq m each.
2 x Four-bedroom houses – approximately 121 sq m each.

Each property benefits from two allocated parking spaces and a private rear garden.

Vehicular access to the development will be provided from Kings Avenue.

The associated woodland area will be maintained by a management company for the benefit of residents.





Services
We understand all mains services are readily available to the site but interested parties should make their own enquiries to the relevant authorities as to availability and capacity.

Section 106/ CIL
We understand from the sellers there will be no section 106/CIL costs or affordable housing requirement.

BNG
The buyer will be responsible for buying offsite credits.

Footpath and Cycleway
The buyer will be responsible for providing a footpath and cycleway through the TPO woodland area connecting Chart Road with Kings avenue.

The crossing works on Chart Road will be the responsibility of the Care Home Provider.

Tenure
The site will be sold Freehold with Vacant Possession on Completion

Price
Offers are invited for the Freehold subject to contract only.

VAT
The sellers will not be charging VAT on the site.

Viewing
Strictly by prior appointment through the vendor's sole agents, RPC Land & New Homes. All viewings are undertaken at the viewer's own risk.

Agent Details

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

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