

HIGH QUALITY RESIDENTIAL DEVELOPMENT SITE

FULL PLANNING PERMISSION FOR 4 DETACHED DWELLINGS IN THE POPULAR VILLAGE OF BRABOURNE LEES - 5 MILES FROM ASHFORD



Land at Lees Road

CLOSING DATE FOR OFFERS - 16th February 2018

Brabourne Lees, Ashford
Kent TN25 6QB

For Sale

Summary

This site offers a quality opportunity to develop an exclusive scheme on the edge of the popular village of Brabourne Lees. Full planning consent has been granted for 4 detached bungalows each comprising 3 bedrooms on generous plots.

Location

The site is situated in the village of Brabourne Lees within walking distance of local amenities including village store, post office, village pubs and network of local footpaths. The nearby market town of Ashford offers an excellent range of retail facilities, schools, both state and independent including grammar, leisure facilities, cinema and restaurant complex and Designer Shopping Outlet.

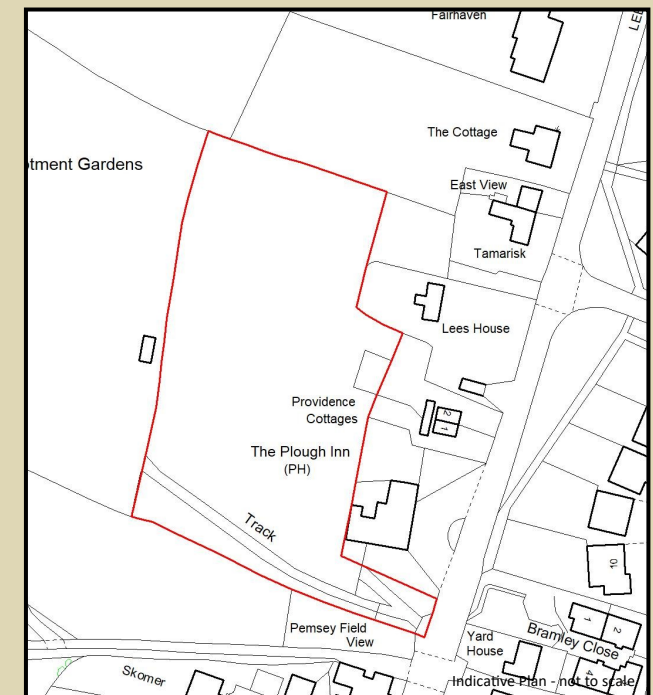
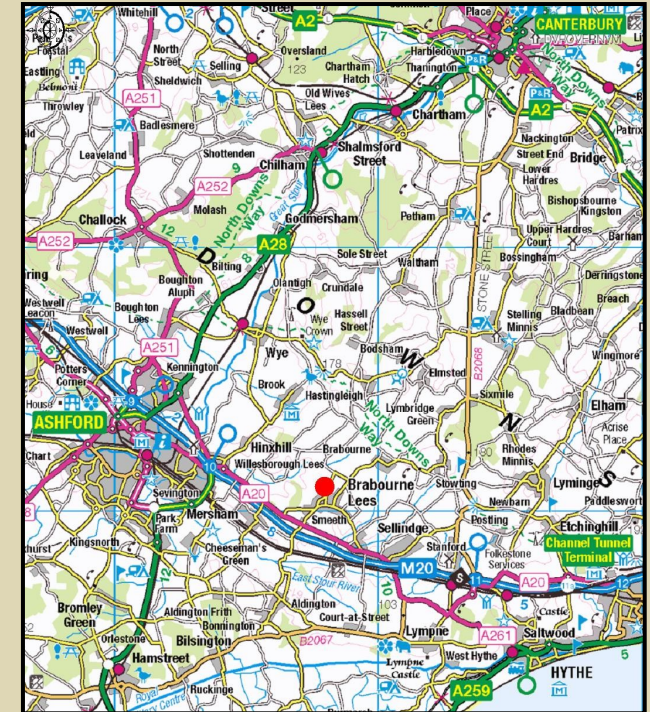
There is access to a number of major road routes including the M20 at junction 10 which is $3\frac{1}{2}$ miles away. Ashford International Station is less than 6 miles away with High Speed Rail Link to St Pancras, London (journey time 37mins).

Description and site area

The site extends to approximately 1.6 acres and comprises a former pub garden area to the rear of the Plough Inn. The pub remains a trading entity. The site lies to the north west of the village. There are houses to the east and south with allotment gardens to the west and open farmland beyond and to the north.

The OS plan outlines in red the area being offered for sale which includes the proposed ecological receptor area. The allotment gardens to the west of the site have access from Lees Road and a right of way will be granted to the allotments via the Lees Road access and along a route close to the southern boundary (exact route to be confirmed).

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



Planning and Development Proposals

Planning permission was granted on 22nd January 2018 for the erection of 4 detached bungalows (3 bed); new vehicular access / junction works; hard and soft landscaping and associated works.

The consent contains a number of planning conditions the majority of which are fairly standard.

The proposed accommodation comprises 4 detached 3 bedroom houses with car ports and good sized gardens.

Access to the site is via Lees Road and a private driveway into the site.

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. The following information is available:

- Plans
- Design & Access Statement
- Planning decision notice
- Ecological Survey
- Drainage Strategy



Accommodation Schedule

Schedule of accommodation	GIA Sq ft
Unit 1	1,292
Unit 2	1,076
Unit 3	1,259
Unit 4	1,206

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 Friday 16th February 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

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.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

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.

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