



Land Southeast of I Wilkinson Close Ashford Road, Charing, Kent TN27 0EB

This is a great opportunity to develop four detached houses with good gardens in a very popular village location.

The land extends to approximately 0.31 ha and has full planning permission for 4 detached houses and access from Ashford Road.

Guide Price £900,000





Situation

The land is situated to the Southeast of Wilkinson Close on Ashford Road within the very popular village of Charing. It is within Easy reach of Ashford and Maidstone and all local amenities including schools and transportation links to London. The site itself is a slightly irregular shape but is a relatively flat plot of land bordered by existing properties to one side, lovely views to the rear and an access road to the other side. You can see families taking advantage of the village shopping and sporting facilities whilst being able to get to work in all directions.

Planning Permission

Ashford Borough Council granted permission on 14th June 2019 under application reference 19/00441/AS for the erection of four detached two storey dwellings and the creation of 2 new vehicular accesses.

All the necessary legal and planning documents are available on our website under www.hobbsparker.co.uk/library/ashford-road. Additional and background information can be found under the planning section of the Ashford Borough Council website .

The Proposed Layout

The 4 houses are set back from the main road surrounded by hedging to provide a secluded feel. They are set out in two groups of two properties comprising one 4 bedroom and one 5 bedroom detached house. The larger properties which are approximately 1991 sq ft are situated to the edge of the site and the 4 bedroom properties which are approximately

1891 sq ft are in the centre providing a mirror image. There are two access points from Ashford Road, one in to each of the pairs of houses. At the entrance into each shared driveway there is a parking space either side, one for each house. At the end of the shared driveways there is a clear division between the properties with hedging running through the middle, two additional spaces per property next to that and then the properties either side of that helping further with the feeling of seclusion. Each property has a good sized garden to the rear and a small front garden area. To the rear of the site there are beautiful views across the Kentish countryside.

Services

Prospective purchasers should please satisfy themselves as to the adequacy and availability of services to the site, but we believe there may be access to mains electricity, water, gas and drainage.

Viewing

Viewers are welcome to visit the site unaccompanied at any reasonable time, taking the usual care.

Directions

From Ashford M20 junction 9 follow signs towards Ashford Road A20/Charing. Continue on Ashford Road past the Holiday Inn on your left.

The site will be found on the left just after the turning to the crematorium where the road becomes a two way road again.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

