

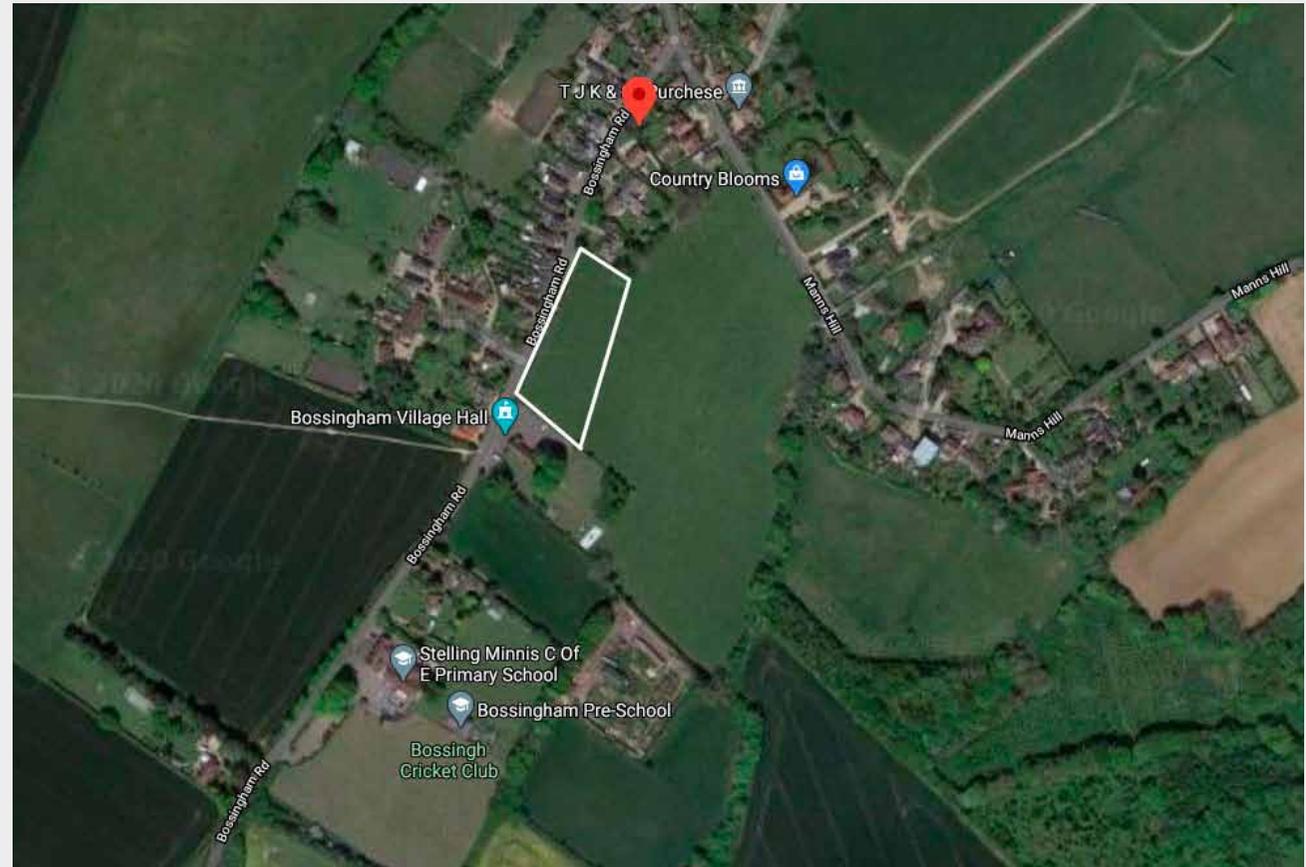


## Land at The Street

Bossingham, Ashford, Kent CT4 6DX

This is a spectacular opportunity to build four new large detached homes in a lovely village location in an Area of Outstanding Natural Beauty. The site is adjacent to the Street in the centre of the village, which is within the village Conservation Area. The new houses sit in big individual plots looking out over typical Kent countryside. It is a cracking site.

Guide Price: £1,000,000





## Situation

The site is approx. 0.75 acres and accessed directly from The Street via a new opening in the existing mature hedge.

Bossingham is a very popular residential location. It has all the picturesque qualities of a small Kent village and includes a busy village hall, a highly regarded primary school and The Hop Pocket pub. Residents of Bossingham enjoy the surrounding countryside and in particular The Minnis just up the road, which provides a unique open experience.

## Planning Permission

Planning permission was granted by Canterbury City Council on 16th July 2020 for the erection of four detached two-storey dwellings together with double garages and new vehicular access to The Street, Bossingham.

Useful planning and legal documents are available on our bespoke data room on our website under <https://www.hobbssparker.co.uk/library/development-land-at-the-street-bossingham/>

Other additional and background information will be found under planning at Canterbury City Council using Planning ref: CA//19/01902.

## Proposed Layout

Award winning architects Hollaway Architects have been instrumental in helping to gain planning permission on such a rare village site. The modern design of the houses and thoughtful layout will bring about a very stylish and valuable development.

The four houses are all five bedroom detached dwellings and the architects have taken their material inspiration from the local houses. The result is an interesting mix of facing brickwork, flint, weather boarding and slate roofing all set off with modern curtain wall glazing. The houses on Plots 1 & 3 are approx. 3068 ft<sup>2</sup> and Plots 2 & 4 are approx. 2745 ft<sup>2</sup>.

The positioning of the houses is designed to capture natural light and countryside views, whilst allowing views from The Street to be maintained through the new development.

All in all, this opportunity will suit a developer who likes to build quality properties and sell to discerning clients.

## Services

As always prospective purchasers should satisfy themselves as to the appropriate availability of the services. We believe that mains water, electricity and drainage are all readily available to the site. Surface water drainage is likely to be achieved via on site soak aways.

## Community Infrastructure Levy

Please note that the development will be subject to CIL payments of £187 per m<sup>2</sup>. The total GIA of the houses is 1080m<sup>2</sup>. This will need to be confirmed with the Local Authority but that could equate to a payment of £201,960. Please account for this in your offer.

## Viewing

Viewers are welcome to visit the site unaccompanied at any reasonable time taking the usual care. Access can be gained from the public footpath that crosses the site. Ref: D36

## Directions

Make your way to the **B2060 Stone Street** and then turn towards Bossingham village. Pass the Hop Pocket Pub on your left and then turn right into The Street. After 100m or so you will hopefully be able to pull up on your left and enter the site through the footpath gate. If not keep going and park in the village hall car park.

