

**FOR SALE
BY TENDER**

**hobbs
parker**

Farms and Land

Land adjacent Downsview Smeeth

RURAL LAND AND PROPERTY

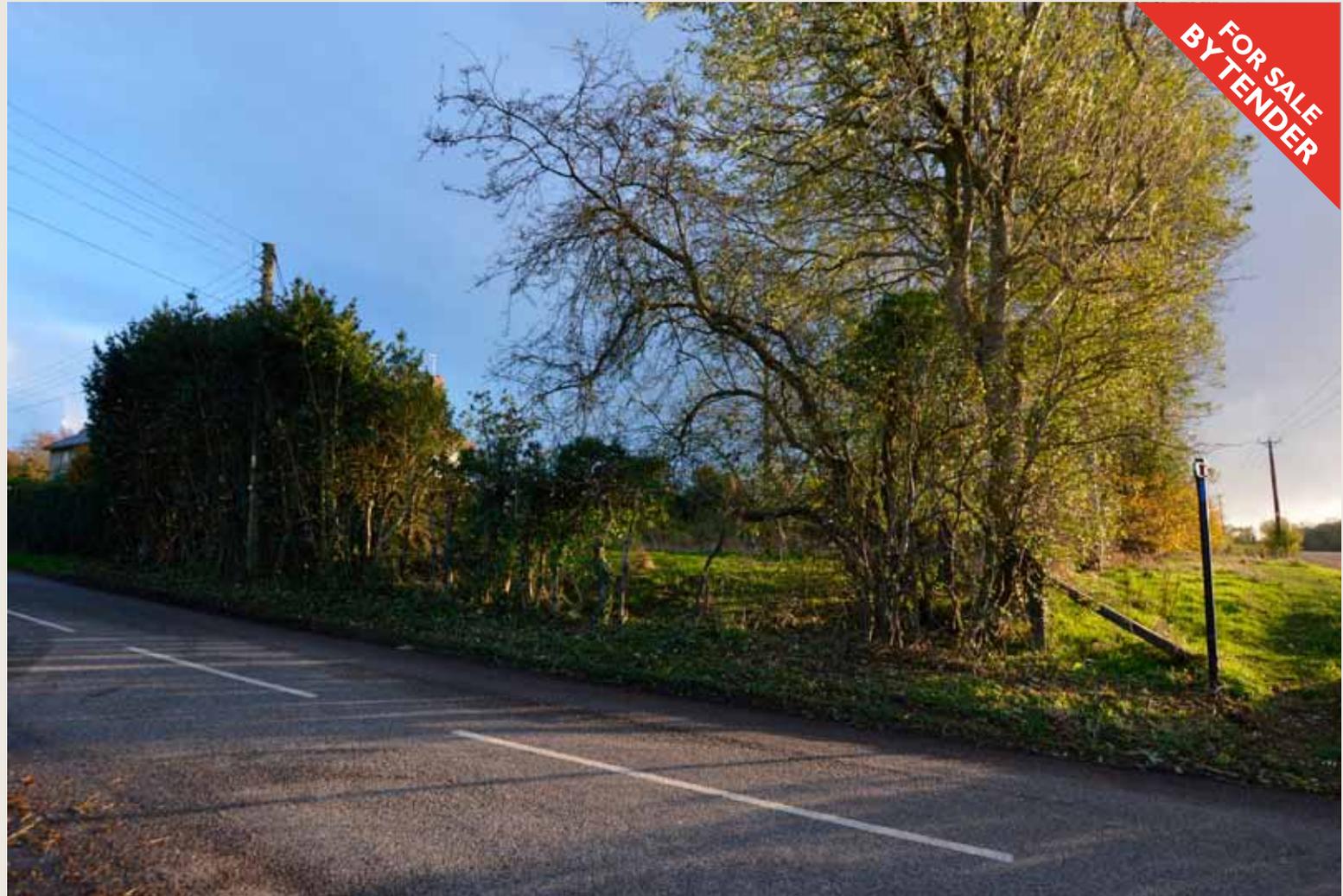
Land adjacent Downsview The Ridgeway Smeeth, Ashford, Kent TN25 6SG

A small parcel of land adjoining the western outskirts of Smeeth village along a popular country lane. Possible potential as a single building plot (subject to planning consent), easy access to Ashford & the M20 (Jct 10a).

About 0.16 acre

Guide Price: £10,000-£20,000

For sale by Informal Tender
closing at 5.30pm on
Wednesday 8th January 2020



Tender Conditions

- 1) All 'best & final' offers must be received in writing by the closing time/date and state a specific uneven price. No escalating offers will be considered.
- 2) The sellers will not consider any late or amended offers after the closing date and reserve the right not to accept the highest or any of the offers received.
- 3) The successful party will be expected to unconditionally exchange contracts within 28 days of their offer being accepted whilst unsuccessful parties will be informed within 14 days of the tender date.
- 4) Tenders should be sent to Hobbs Parker Estate Agents at our Ashford office or emailed to james.hickman@hobbsparker.co.uk or alisonandrews@hobbsparker.co.uk.



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.

Situation

The land is located on The Ridgeway just outside Smeeth village centre and is easily accessed from the A20, Ashford to Hythe Road. There is easy access to the M20 at Junction 10a, Ashford town centre and the International Passenger Station. The coastal towns of Hythe and Folkestone are to the south-east and the Cathedral City of Canterbury with its historic streets is about 10 miles to the north.

Description

This small parcel of land is understood to have once been part of the garden of Downsview and the original greenhouse still remains on the land. We believe that the land was kept by a former owner of Downsview in the hope that one day planning consent would be granted for a dwelling.

Planning

The sellers have recently submitted a pre-application to Ashford Borough Council but unfortunately the planning officer dealing acting felt that they were not able to lend their support for the proposed scheme on account of it failing to comply with the recently adopted development plan. A copy of their decision letter is available on request on 01233 506260. Any further planning enquiries should be directed to Ashford Borough Council on 01233 331111 (ashford.gov.uk)

The Local Area

There is a primary school and a public house in Smeeth with further public houses in Brabourne together with a very good Post Office/general stores.

Ashford is only a short distance away and there are some lovely walks in the area, most particularly across part of the deer park on the Mersham Le Hatch Estate which can be accessed from The Ridgeway a short distance from the parcel of land.

Services

Interested parties are advised to make their own enquiries about the availability of mains services nearby.

Viewing

The viewings will unaccompanied viewings but before you go please call us with your full contact details, viewings are at the viewers own risk.

There is currently no established access from the road so viewers are advised to use the footpath along the side boundary for access and to exercise appropriate caution taking the nature and condition of the land into account

Our ref: AEA190046 / F2542





www.hobbsparker.co.uk

Directions

From Ashford/M20 (Jct. 10a)

Leave the new motorway junction and head due south-east on the A20 towards Hythe. Proceed for about 1 mile passing Mersham Le Hatch House & cricket pitch and take the next left turn into

The Ridgeway, continue along The Ridgeway taking a sharp right turn and then the parcel of land will be found after about a quarter of a mile on the right hand side, just before reaching the residential properties directly opposite the farm entrance.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Ashford Office:

Romney House
Orbital Park
Ashford, Kent TN24 0HB

01233 506260

Tenterden Office:

9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX

01580 766766



Farms and Land