LAND AT GREAT CHART

Bears Lane, Ashford, Kent, TN23 3BW



Key Highlights

- Freehold with vacant possession
- About 25 acres of land in a stunning rural setting
- Planning permission for 10 detached dwellings
- · Ashford International Station within 4 miles
- Guide Price: £2.3 million

- Planning approved under Ashford Planning Ref. 18/01592
- Investment driving growth in Ashford and its surrounds
- An extremely rare opportunity for development in an outstanding rural location

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Location

The site is located to the west of Ashford's built up area, centrally between Hothfield to the north, Great Chart to the east, Bethersden to the south west and Pluckley to the north west. It is situated in a countyside setting but is enclosed by Bears Lane to the east, the raised bank / railway line to the south, woodland to the west and agricultural fields to the north.

On the other side of the railway line to the south is Great Chart Leisure Complex. The villages of Hothfield, Bethersden, Great Chart and Pluckley offer a variety of public services and amenities including schools, post offices, convenience stores, churches, pubs and sports facilities.

The site also benefits good transport links being about 3.7 miles west of Junction 9 of the M20, giving quick access to the M26, M25 and M23. London airports including Stansted, Gatwick and Heathrow are all easily accessible via the motorway network and offer connections to Europe and beyond.

Ashford International Station is also just 3.9 miles to the east of the site and provides regular services to London St Pancras (from 36 minutes) and Europe.

Ashford town centre, just 3.5 miles east of the site offers a wealth of services, shops and dining venues and is experiencing significant amounts of investment.

The arrival of Ashford International Station has allowed the town to blossom into a lively and popular commercial centre. With investment and expansion planned for the station and surrounding areas, Ashford is building on its bustling continental atmosphere and is expected to double in size over the next 25 years.

It is expected that plans for the new Commercial Quarter will become the catalyst for future growth in Ashford. With a focus on digital and technology industries, this ambitious business hub will ensure Ashford's well placed for future generations.

The town centre will also be revolutionised by Elwick Place, a six screen boutique cinema with a hotel, restaurants and events spaces. Alongside this, there's a £90 million extension planned for the McArthurGlen Designer Outlet.

This extensive investment in Ashford's future will no doubt see it becoming increasingly popular on all fronts and the surrounding areas will only prove to be more attractive options as this growth continues.

Local Authority

Ashford Borough Council

Civic Centre, Tannery Lane Ashford, TN23 1PL

Description

Leonards Fields offers a unique opportunity to create a series of large detached dwellings in a beautiful, unspoilt rural location. The site currently comprises a 25 acre golf course with far reaching views over woodland and Wealden countryside, yet is within easy reach of the transport and amenities of Ashford. The topography of the site is gently undulating with a rise up to the north-eastern corner. There are various ponds located around the site incorporated within the golf course layout. The access to the site and existing car park is taken from Bears Lane.

We include an indicative site plan which shows the proposed site layout.



Planning and Proposed Development

We understand that the Vendor's recent outline planning application has a resolution to grant planning permission for the erection of 10 dwellings subject to the signing of a Section 106 Agreement. The image above shows the new site plan comprising of the 10 dwellings. Originally, a hybrid planning application was given consent in October 2017. The application comprised a full application for the erection of 1 dwelling with associated landscaping and access and an outline planning application for the erection of 6 large detached dwellings. We understand that the new application for 10 units is not subject to an affordable housing requirement. We are informed that the Section 106 obligation will equate to £504,000.

Tenure

The Property is being sold freehold and with the benefit of vacant possession. The Property is registered at the Land Registry under title numbers K841055 and K865087.

Services

We understand that all mains services are available close to the site. We would advise interested parties to make their own services enquiries.

Method of Sale

The Property is offered for sale by private treaty. The site is wholly owned by a private limited company who have a preference for a sale of the shares. Offers for a straightforward land purchase will still be considered. Subject to Planning offers will also be considered.

Guide Price

Guide Price: £2.3 million.

VAT

We would advise interested parties to make their own enquires as to whether VAT is payable. The company are also willing to sell the shares which could present savings on Stamp Duty and VAT.

Further Information/Viewing

Further information relating to the most recent planning application is available on request or can be accessed on the Planning Portal using reference no. 18/01592.

Should a site visit be required this will be strictly by appointment through the vendor's agents.











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