

# 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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## 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/O1592.

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







## Contact

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