



Prime Residential Development Opportunity subject to the necessary Planning Consent.

Land on the south side of Chart Road, Ashford

STRUTT & PARKER

Land on the south side of Chart Road, Ashford TN23 3HT

An opportunity to purchase a site with excellent development potential for circa 30 homes within the town of Ashford, Kent.

Total site area: 2.05 acres (0.83 hectares)

The site has the benefit of positive pre-application advice from the Local Planning Authority for a residential development scheme, and is allocated within the Draft Local Plan.

Location

The site is located in close proximity to Ashford town centre, and conveniently located within half a mile of the train station. It is bounded by a mixture of new-build and post-war houses, in an established residential location.

Ashford offers a wide selection of amenities, with the town centre being redeveloped to provide even more leisure and commercial uses.

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 451123

canterbury@struttandparker.com
struttandparker.com

 @struttandparker

 /struttandparker

60 offices across England and Scotland, including Prime Central London

There are several housing developments active on the outskirts of the town.

The Site

The land, formerly associated with Ashford General Hospital, is irregular in shape and slopes down towards Chart Road. It is predominantly occupied by overgrown shrubbery, with a small wooded area on the western boundary. The site is bordered by post-war housing on Chart Road, and backs on to a newly constructed scheme by Abbey Homes. It extends to just over 2 acres in total, with access directly from Chart Road.

Connections

The Property is excellently connected, directly off Junction 9 of the M20 motorway. Ashford International Train Station is half a mile away, providing EuroStar services to the continent and direct High Speed links to London in 38 minutes. The town centre, currently undergoing a huge redevelopment, is within walking distance of the site.

Planning

The site benefits from positive pre-application advice from the Local Planning Authority, details of which are available on request. It is also allocated in the Draft Local Plan under Policy S46 for a residential development of 25 dwellings. We have had sight of architects impressions for the land, which indicate a scheme of approximately 30 units could also be suitable, with a mixture of housing types and flats. Local policy dictates that 30% of these units should be affordable housing.

IMPORTANT NOTICE

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General

Local Authority: Ashford Borough Council, Civic Centre, Tannery Lane, Ashford TN23 1PL

Web Address: www.ashford.gov.uk

Tenure: Freehold with vacant possession upon completion

Technical information: All the available technical information relating to the site can be obtained by contacting the selling agent, Strutt & Parker.

Method of Sale

The freehold interest in the site is being offered by way of informal tender. Offers are invited on an unconditional and conditional basis. Offers are to be received by noon on 26th October 2018 and clearly marked "Land on the south side of Chart Road, Ashford" and for the attention of Luke Mullaney, Strutt & Parker, 2 St Margaret's Street, Canterbury, Kent, CT1 2SL.

Tenders should contain the following information:

- Confirmation of the amount to be offered for the site.
- Offers should confirm the full name of the purchaser and details of relevant experience.
- Proof of ability to fund the purchase.
- Timeframe for exchanging contracts and the level of deposit to be paid upon exchange of contracts.
- Timeframe for completion of the purchase.
- Details of any other matters to which the purchase is subject.
- The vendors reserve the right not to accept the highest or any offers received.

The sale may be subject to overage and clawback provision

Viewing

Strictly by appointment through the selling agent Strutt & Parker.

Luke Mullaney

Direct Line: 01227 473 703

luke.mullaney@struttandparker.com

Debbie Chapman

01732 757037

