



LAND BEHIND CHARING MOTORS, MAIDSTONE ROAD, CHARING, TN27

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Grazing land of approx. 2.6 acres with outline planning permission for the construction of 17 dwellings

- Direct access from Maidstone Road
- 40% Affordable Housing
- s106 of c£129,000
- Detailed building sizes and layouts to be settled via reserved matters application
- Popular village with good access to central London Canterbury, Ashford and Maidstone

FOR SALE BY PRIVATE TREATY

OFFERS IN EXCESS OF £1,500,000

Viewings strictly by appointment via sole agents:

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btf

LOCATION

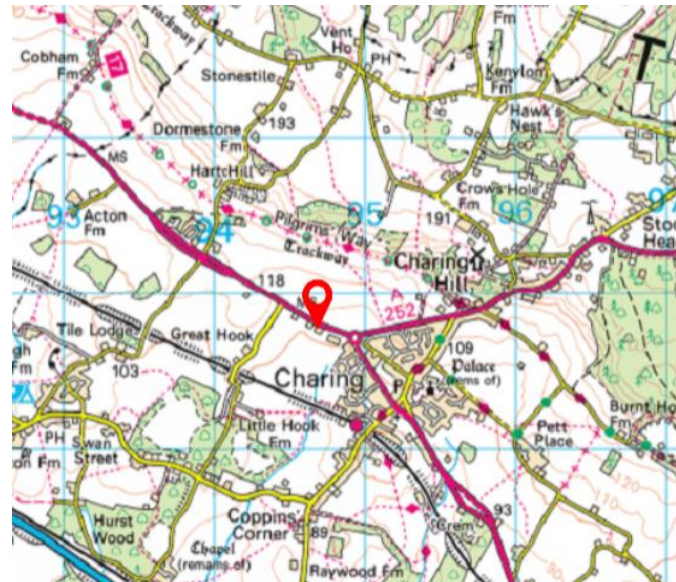
The property is located just west of the popular rural village of Charing on the south side of Maidstone Road (A20). The village is positioned just beneath the North Downs and around 15 miles south west of Canterbury, 6 miles north of Ashford and 14 miles south-east of Maidstone.

Charing Railway Station has regular services to London Victoria and links to Ashford International station, providing high-speed services to London St Pancras in just 37 minutes.

The site is within easy reach of all the local amenities including the Primary School, recreation ground and sports club, library and various shops located on the High Street.

DESCRIPTION

The property comprises a site of roughly 2.6 acres, being grazing land positioned behind Northdown Service Station.



PLANNING

Outline planning permission has been granted by Ashford District Council (ref: 17/01926) for the erection of up to 17 dwellings and associated infrastructure with means of access from the A20 Maidstone Road.

Details of the proposed scheme can be found in the design and access statement and drawings; however the layout, scale, landscaping and appearance of the units are to be resolved in a reserved matters application.

UNILATERAL/SECTION 106 AGREEMENT

The planning permission is bound by a completed section 106 agreement, comprising an agreed 40% affordable housing provision (being a mix of affordable and shared ownership properties) and financial contributions totalling around £129,000.

SERVICES

We are advised that the property has access to all mains services. We recommend that these matters are confirmed independently with the statutory providers.

ACCESS & SERVICES TO REAR LAND

The land will be sold subject to an obligation on the purchaser to construct an adoptable standard road through the site which provides vehicular and pedestrian access and services for the adjacent land at the rear.

Details of the full specification and obligations can be provided by the agents.

METHOD OF SALE

The freehold interest in the property is offered for sale on an unconditional basis with vacant possession on completion.

GUIDE PRICE

Our client is seeking offers in excess of £1,500,000, subject only to contract.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Purchasers should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party will bear their own legal costs associated with the sale

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

PLANS & BOUNDARIES

Any plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to making any offer.

FURTHER INFORMATION

Interested parties will be provided with a link to a data room giving access to a pack of plans and further information in respect of the property.

PROPOSED SITE



ADJOINING LAND

Our clients own the adjoining Northdown Service Station and Charing Motors and will require access to their premises at all times.

Planning permission has been obtained for the demolition of the service station and adjoining buildings and for the erection of a new two storey building to be arranged as 3no. ground floor commercial units (uses A1, A2, A3/B1(a)) and 3no. flats on the first floor.

Our Clients will consider a sale of the service station in conjunction with a sale of the rear land.

