



Land & Property Experts

DEVELOPMENT OPPORTUNITY
LAND BEHIND CHARING MOTORS
MAIDSTONE ROAD, CHARING, TN27



LAND BEHIND CHARING MOTORS, MAIDSTONE ROAD, CHARING, KENT TN27 0JS

Ashford	6 miles
Maidstone	14 miles
Canterbury	15 miles
Central London	55 miles

Development site of approx. 2.6 acres with planning for 12 dwellings

- Direct access from Maidstone Road
- 40% Affordable Housing
- s106 of c£7,600 per dwelling (plus indexation)
- Popular village with good access to central London, Canterbury, Ashford and Maidstone

FOR SALE BY PRIVATE TREATY

GUIDE - OFFERS IN THE REGION OF £750,000

Viewings strictly by appointment via sole agents:

William Hinckley
01227 763663
william.hinckley@btfpartnership.co.uk



DESCRIPTION

A broadly rectangular development site of around 2.6 acres which slopes gently from front to rear, positioned behind the former Northdown Service Station and with direct access from Maidstone Road.

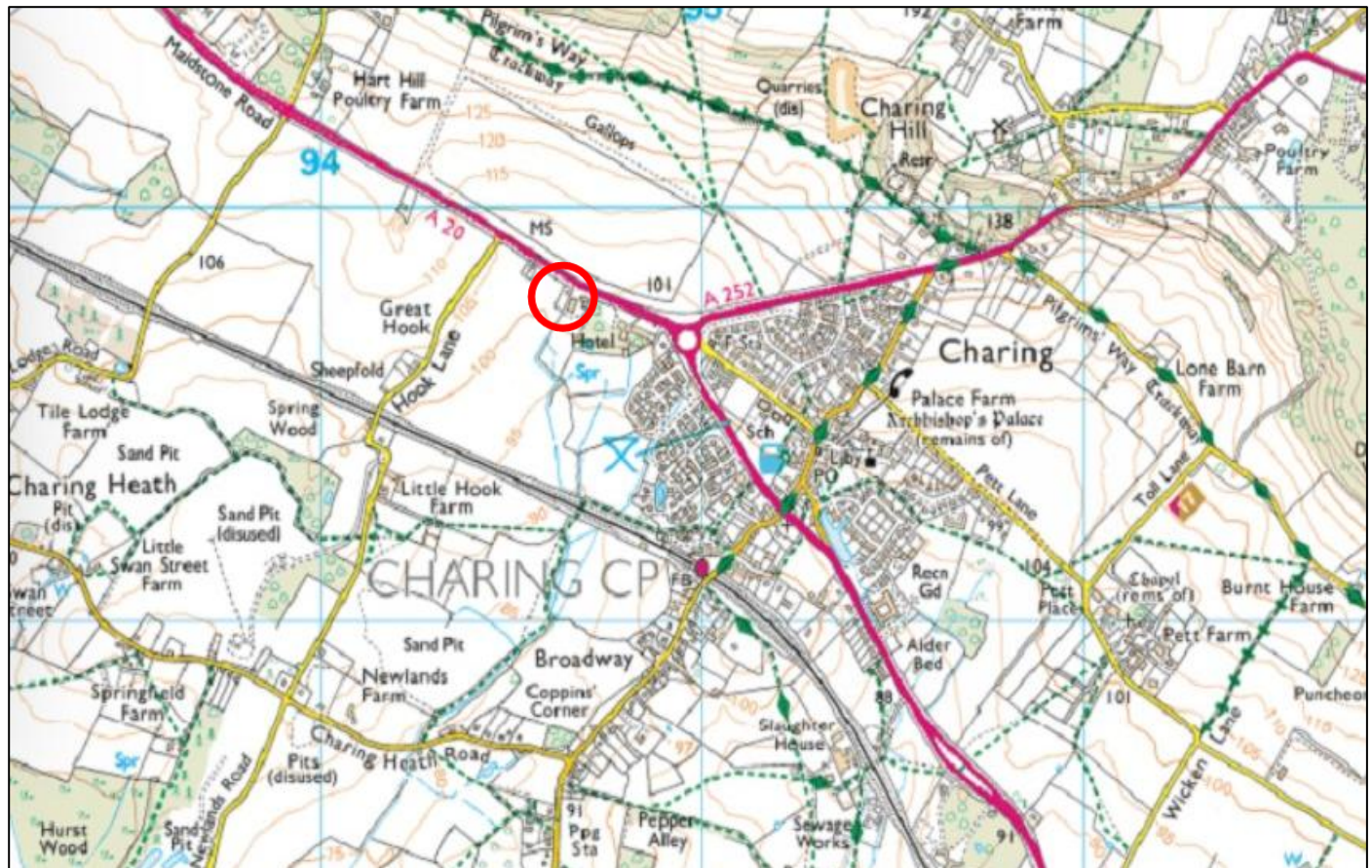
LOCATION

The property is located just west of the popular village of Charing on the south side of Maidstone Road (A20). The village is positioned just beneath the North Downs, around 15 miles southwest 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.

WHAT 3 WORDS: /// securing.handbags.loudness



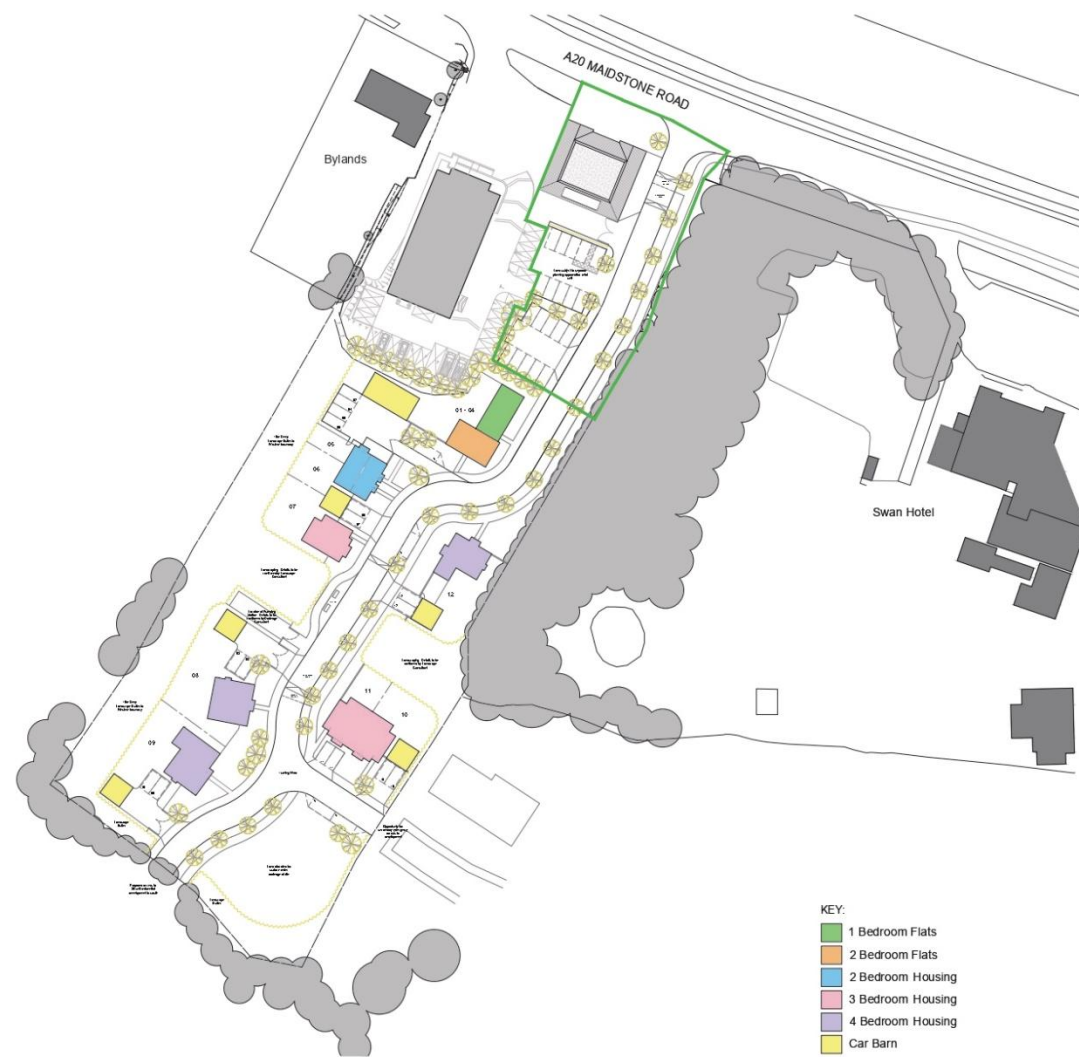
PROPOSED SITE LAYOUT

The proposed scheme has been thoughtfully designed to create a high-quality environment, drawing inspiration the traditional Kent vernacular characteristic of the surrounding area.

The layout and appearance have been developed in line with principles set out within the Charing Parish Village Design Statement, ensuring the development fits within the local context.

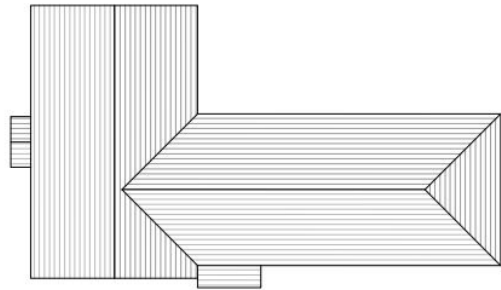
The proposed units have a combined floor area of a little over 13,000 sq ft. Purchasers must review and satisfy themselves with the plans and proposed areas.

Plot	Accommodation	Floor	GIA m ²	GIA sq ft
1	1 bed flat	G	50.7	545
2	2 bed flat	G	61.2	658
3	1 bed flat	1	50.7	545
4	2 bed flat	1	61.2	658
5	2 bed semi-detached house	G & 1	72.8	783
6	2 bed semi-detached house	G & 1	72.8	783
7	3 bed detached house	G & 1	131.0	1,410
8	4 bed detached house	G & 1	161.8	1,742
9	4 bed detached house	G & 1	183.1	1,971
10	3 bed semi-detached house	G & 1	131.0	1,410
11	3 bed semi-detached house	G & 1	131.0	1,410
12	4 bed detached house	G & 1	127.4	1,371
Total			1,234.7	13,286

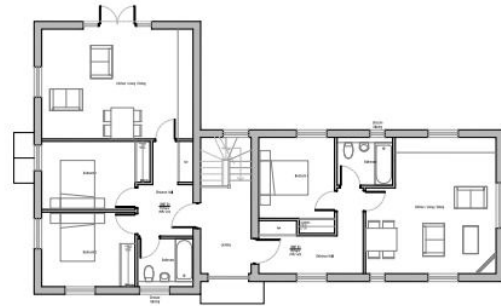


KEY:

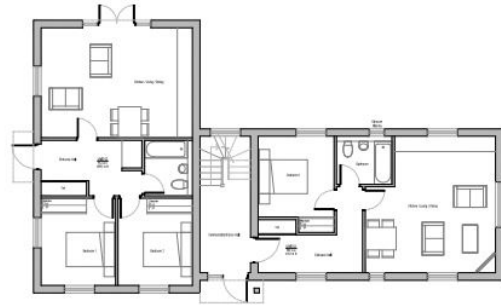
■	1 Bedroom Flats
■	2 Bedroom Flats
■	2 Bedroom Housing
■	3 Bedroom Housing
■	4 Bedroom Housing
■	Car Barn



Proposed Roof Plan Scale 1:100



Proposed First Floor Plan Scale 1:100



Proposed Ground Floor Plan Scale 1:100



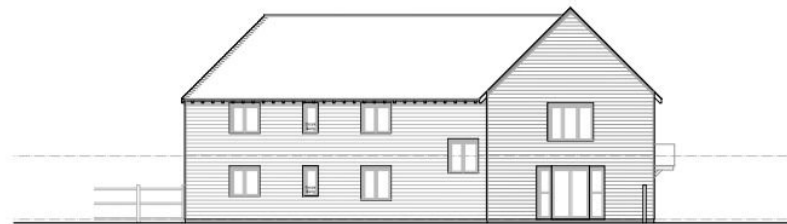
Proposed South East Elevation Scale 1:100



Proposed South West Elevation Scale 1:100



Proposed North East Elevation Scale 1:100



Proposed North West Elevation Scale 1:100

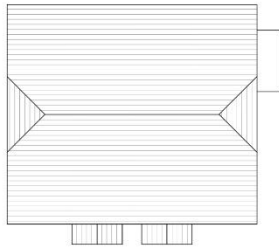
Notes
Do Not Scale (unless for the purposes of planning).
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
This drawing is copyright of Kent Design Studio Ltd

Rev	Date	Description
A	10.03.22	Amendments following scheme progression.
B	23.05.23	Amendments following council comments.
C	13.02.24	Amendments following scheme progression.
D	19.12.24	Amendments to plots 1-4

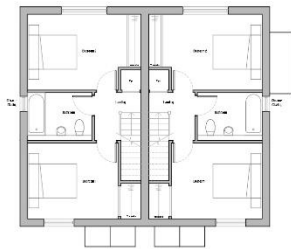
Project Title		Description	
Land to Rear of Northdown Service Station;		Proposed Floor Plans and Elevations	
Maidstone Road Charing Kent TN27 0JS		Units 01-04	
Scale: AS NOTED @ A1		Date: FEB 2022	
PROPOSED			

KENT DESIGN STUDIO
KDS
web - www.kentdesignstudio.co.uk tel - 01580 230413

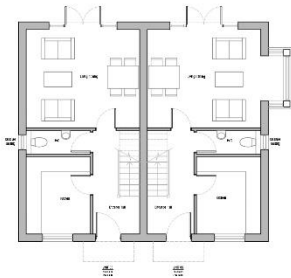
Scale	Date
AS NOTED @ A1	FEB 2022



Proposed Roof Plan Scale 1:100



Proposed First Floor Plan Scale 1:100



Proposed Ground Floor Plan Scale 1:100



Proposed South East Elevation Scale 1:100



Proposed North East Elevation Scale 1:100



Proposed South West Elevation Scale 1:100



Proposed North West Elevation Scale 1:100

Notes
Do Not Scale (unless for the purposes of planning). Report all discrepancies, errors and omissions. Verify all dimensions on site before commencing any work on site or preparing shop drawings. All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply. For all specialist work, see relevant drawings. This drawing is copyright of Kent Design Studio Ltd

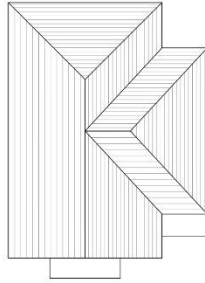
CDM 2015

Rev	Date	Description
A	10.03.22	Amendments following scheme progression.
B	27.04.22	Amendments following scheme progression.
C	23.05.23	Amendments following council comments.
D	13.02.24	Amendments following scheme progression.



KENT DESIGN STUDIO **KDS**
 web - www.kentdesignstudio.co.uk tel - 01580 230413
 Scale AS NOTED @ A1 Date FEB 2022
PROPOSED

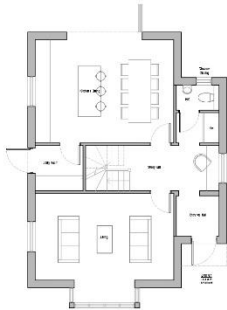
Project Title Land to Rear of Northdown Service Station, Maidstone Road Charing Kent TN27 0JS	Description Proposed Floor Plans and Elevations Units 05-06 Drawing Number 3867_06 D Drawn By - KT
--	---



Proposed Roof Plan Scale 1:100



Proposed First Floor Plan Scale 1:100



Proposed Ground Floor Plan Scale 1:100



Proposed South East Elevation Scale 1:100



Proposed South West Elevation Scale 1:100



Proposed North East Elevation Scale 1:100



Proposed North West Elevation Scale 1:100

Notes
Do Not Scale (unless for the purposes of planning).
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturer's recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
This drawing is copyright of Kent Design Studio Ltd

Rev	Date	Description
A	10.03.22	Amendments following scheme progression.
B	23.05.23	Amendments following council comments.
C	13.02.24	Amendments following scheme progression.

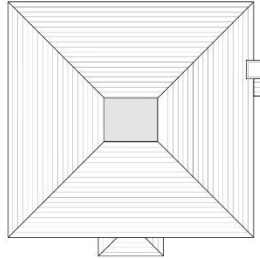
Rev	Date	Description
A	10.03.22	Amendments following scheme progression.
B	23.05.23	Amendments following council comments.
C	13.02.24	Amendments following scheme progression.

KENT DESIGN STUDIO
www.kentdesignstudio.co.uk tel: 01590 230413

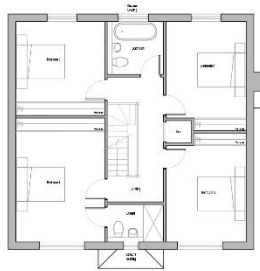
Scale: AS NOTED @ A1 Date: FEB 2022

PROPOSED

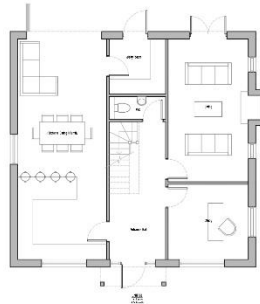
Project Title	Description
Land to Rear of Northdown Service Station;	Proposed Floor Plans and Elevations
Maidstone Road	Unit 07
Charing	Drawing Number
Kent	3867_07 C
TN27 0JS	Drawn By: KT



Proposed Roof Plan Scale 1:100



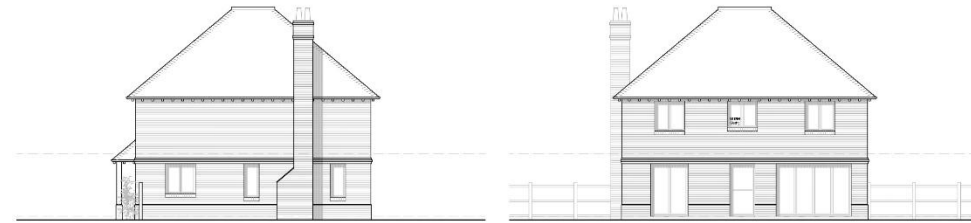
Proposed First Floor Plan Scale 1:100



Proposed Ground Floor Plan Scale 1:100



Proposed East Elevation Scale 1:100



Proposed North Elevation Scale 1:100

Proposed West Elevation Scale 1:100



Proposed South Elevation Scale 1:100

Notes
Do Not Scale (unless for the purposes of planning). Report all discrepancies, errors and omissions. Verify all dimensions on site before commencing any work on site or preparing shop drawings. All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply. For all specialist work, see relevant drawings. This drawing is copyright of Kent Design Studio Ltd

CDM 2015

Rev	Date	Description
A	10.03.22	Amendments following scheme progression.
B	23.05.23	Amendments following council comments.
C	13.02.24	Amendments following scheme progression.

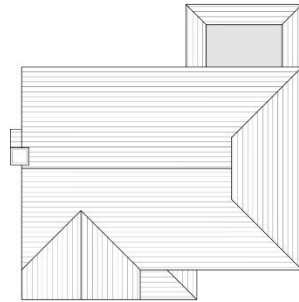


KENT DESIGN STUDIO
KDS
web: www.kentdesignstudio.co.uk tel: 01580 230413

Scale: AS NOTED @ A1 Date: FEB 2022

PROPOSED

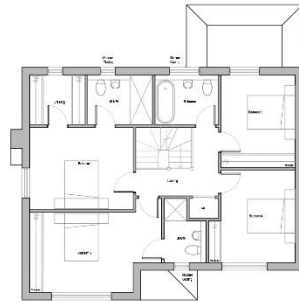
Project Title Land to Rear of Northdown Service Station;	Description Proposed Floor Plans and Elevations
Maidstone Road Charing Kent TN27 0JS	Unit 08
	Drawing Number 3867_08 C
	Drawn By:- KT



Proposed Roof Plan Scale 1:100



Proposed South East Elevation Scale 1:100



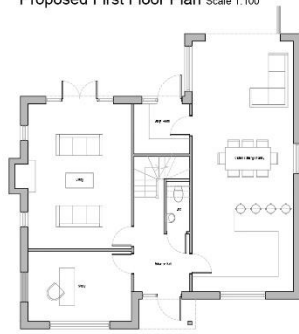
Proposed First Floor Plan Scale 1:100



Proposed South West Elevation Scale 1:100



Proposed North East Elevation Scale 1:100



Proposed Ground Floor Plan Scale 1:100



Proposed North West Elevation Scale 1:100

Notes
Do Not Scale (unless for the purposes of planning).
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
This drawing is copyright of Kent Design Studio Ltd

CDM 2015

Rev	Date	Description
A	10.03.22	Amendments following scheme progression.
B	23.05.23	Amendments following council comments.
C	13.02.24	Amendments following scheme progression.

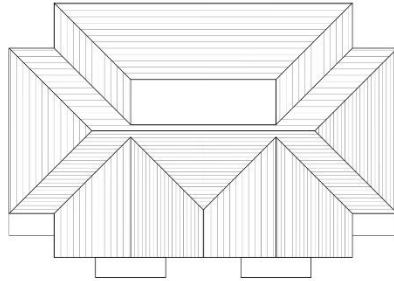


KENT DESIGN STUDIO
KDS
web - www.kentdesignstudio.co.uk tel - 01580 230413

Scale: AS NOTED @ A1 Date: FEB 2022

PROPOSED

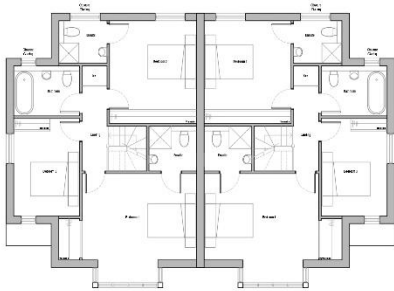
Project Title Land to Rear of Northdown Service Station;	Description Proposed Floor Plans and Elevations
Maidstone Road Charing Kent TN27 0JS	Unit 09
	Drawing Number 3867_09 C
	Drawn By - KT



Proposed Roof Plan Scale 1:100



Proposed South West Elevation Scale 1:100



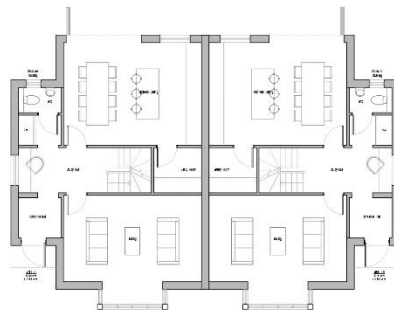
Proposed First Floor Plan Scale 1:100



Proposed South East Elevation Scale 1:100



Proposed North West Elevation Scale 1:100



Proposed Ground Floor Plan Scale 1:100



Proposed North East Elevation Scale 1:100

Notes
Do Not Scale (unless for the purposes of planning).
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
This drawing is copyright of Kent Design Studio Ltd

CDM 2015

Rev	Date	Description
A	10.03.22	Amendments following scheme progression.
B	23.05.23	Amendments following council comments.
C	13.02.24	Amendments following scheme progression.

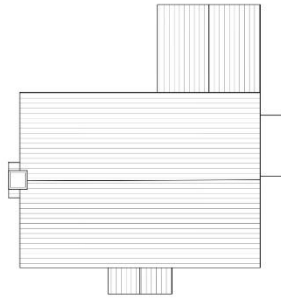


KENT DESIGN STUDIO
www.kentdesignstudio.co.uk | Tel: 01580 220413

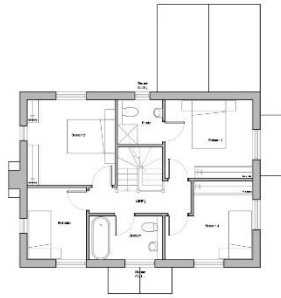
Scale: AS NOTED @ A1 | Date: FEB 2022

PROPOSED

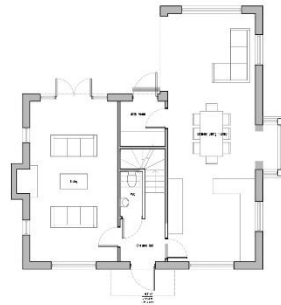
Project Title Land to Rear of Northdown Service Station, Maidstone Road Charing Kent TN27 0JS	Description Proposed Floor Plans and Elevations Unit 10 - 11 Drawing Number 3867_10 C Drawn By: KT
--	---



Proposed Roof Plan Scale 1:100



Proposed First Floor Plan Scale 1:100



Proposed Ground Floor Plan Scale 1:100



Proposed North East Elevation Scale 1:100



Proposed South East Elevation Scale 1:100



Proposed North West Elevation Scale 1:100



Proposed South West Elevation Scale 1:100

Notes
Do Not Scale (unless for the purposes of planning).
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
This drawing is copyright of Kent Design Studio Ltd

CDM 2015

Rev	Date	Description
A	10.03.22	Amendments following scheme progression.
B	23.05.23	Amendments following council comments.
C	13.02.24	Amendments following scheme progression.

KENT DESIGN STUDIO
KDS
web: www.kentdesignstudio.co.uk tel: 01580 230413

Scale: AS NOTED @ A1 Date: FEB 2022
PROPOSED

Project Title: Land to Rear of Northdown Service Station; Maidstone Road Charing Kent TN27 0JS	Description: Proposed Floor Plans and Elevations Unit 12 Drawing Number: 3867_11 C Drawn By: KT
--	--

PLANNING

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

A subsequent Reserved Matters application was submitted in 2022 (22/00616/AS) for 12 Dwellings and whilst not yet determined, is now approved in principle subject to resolution of the Nutrient Neutrality issue.

(<https://www.ashford.gov.uk/nutrient-neutrality>)

Details of the proposed scheme can be supplied by the agent on request.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL

UNILATERAL/SECTION 106 AGREEMENT

The outline planning permission is bound by a section 106 agreement, comprising 40% affordable housing provision (being a mix of affordable and shared ownership units) and financial contributions of around £7,600 (plus indexation) per dwelling .

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 to provide vehicular and pedestrian access and services onto the adjacent rear land.

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

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.

ADJOINING LAND

Planning permission has been obtained (2023/1431) for demolition of the petrol filling station buildings and construction of a single storey convenience store of around 318.8 m² (3,432 sq ft) with parking and servicing.

Our clients would be prepared to consider a sale of this site in conjunction with a sale of the residential development land.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

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

The property is sold subject to and with the benefit of all existing rights, whether public or private, including rights of way, supply of drainage, water and electricity or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available prior to offering.

PLANS, ACREAGES & MEASUREMENTS

The Plans, acreages and measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

ADDITIONAL 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.

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 **£750,000** subject only to contract.

PURCHASER IDENTIFICATION

In accordance with current Anti Money Laundering (AML) Regulations, we are required to obtain formal proof of identification and funds from all prospective purchasers. BTF uses the services of Thirdfort to verify purchaser identity.

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

VIEWINGS

Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment with the Vendor's sole agent.

Neither the Vendor nor their agents shall be liable for any accident, loss, damage, or personal injury arising during the course of any viewing, whether such viewing is accompanied or unaccompanied.

BTF Partnership

BTF 27 Watling Street, Canterbury, CT1 2UD

William Hinckley

01227 763663

william.hinckley@btfpartnership.co.uk



Land and Property Experts

www.btffpartnership.co.uk

27 Watling Street Canterbury Kent CT1 2UD

BTf and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTf has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTf is available for inspection at each BTf Office.