



 **SCOTT**
PROPERTIES

Land East of Ashford Road, St Michaels, Tenterden, Kent, TN30 6QA

STRUTT & PARKER
BNP PARIBAS GROUP 

Land East of Ashford Road, St Michaels, Tenterden, Kent TN30 6QA

An opportunity to purchase a prominent development site with planning consent for 30 residential dwellings.

Site area: 7.45 acres (3 hectares)

The Site

The site is a large undeveloped parcel of greenfield land to the east of Ashford Road on the outskirts of St Michaels. Existing access is from the south-west corner, although a new access will be formed as part of the development. A high pressure gas main runs under the land, as shown on the site plan.

Location

The land is located to the north of St Michaels, a small village neighbouring the desirable settlement of Tenterden. The site is in a prominent location facing directly onto the Ashford Road, and bordered by a mix of residential dwellings and farm land. St Michaels has a good collection of amenities including pubs, restaurants and a local bakery, and the site

Canterbury

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60 offices across England and Scotland, including Prime Central London

is close to London Beach Country Club. Wider amenities such as schools and a Waitrose can be found in Tenterden. Ashford (approximately 11 miles) offers High Speed trains to London and the Continent.

Planning

The site has the benefit of outline planning consent for 30 houses granted by Ashford Borough Council on 10th July 2019 under the reference 18/00759/AS. The scheme will benefit from a new access onto Ashford Road, and is designed to allow for the presence of the gas pipe. A signed Section 106 agreement is in place, and 40% of the units are to be affordable housing (25% rent: 75% affordable ownership).

Method of Sale

The property is to be sold by way of informal tender, with offers invited on an unconditional basis. Details of the information required within the tender can be obtained from the selling agent. Offers are to be received, in writing, prior to noon on Friday 17th July 2020.

Enquiries

For general enquiries, to schedule a viewing, or to submit an offer, please contact:

Sam Stevens or Luke Mullaney

01227 473744 / 01227 473703

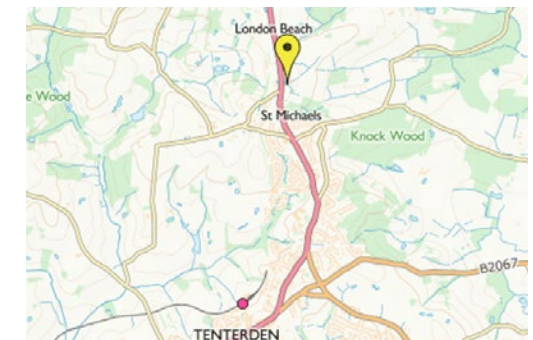
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General

Local Authority: Ashford Borough Council

Technical Information: Further technical and planning information is available upon request.



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