

# FOR SALE

Allocated Land - Unconditional Offers Invited



Site Area approx.  
**1.48 hectares**  
(3.67 acres)

Ashford Road, Charing, Ashford, TN27 0JA

# The site

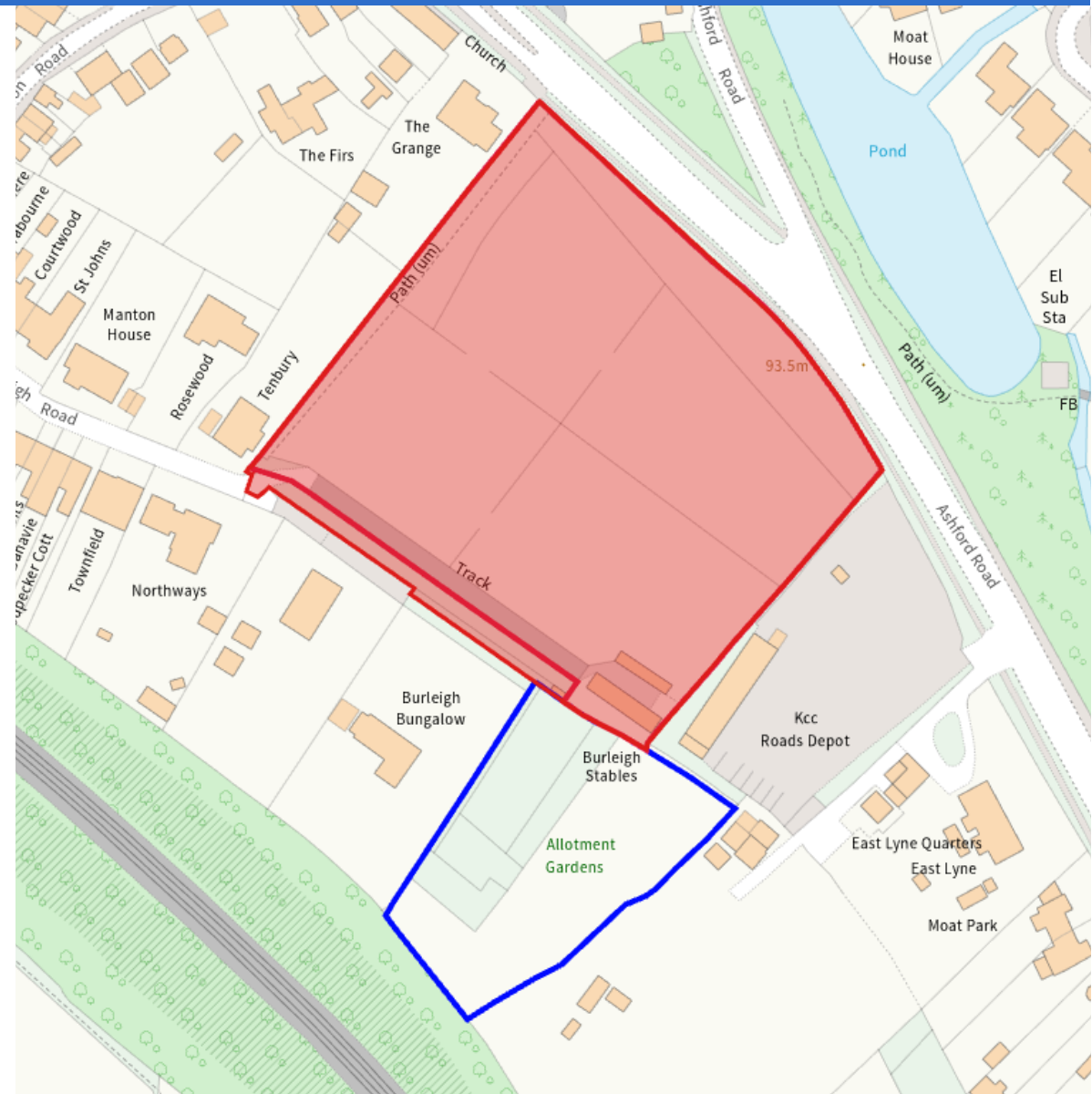
**Site Area: 1.48 Hectares / 3.66 Acres**  
**Registered Title : K752365 and K724547**

The site (highlighted in red) is used as paddock land for horse grazing, and fronts on to the A20, Ashford Road. The site is made up of two titles, the larger square title fronting the road, with the second smaller title running along the southern boundary.

The site forms part of a neighbourhood allocation as part of Charing Parish Neighbourhood Plan. The allocation assumes approximately 48 dwellings and the provision of a 0.3 acres plot reserved for the delivery of a new Community Hall.

The allocation includes an additional parcel of land (shown in blue) that provides 0.4 hectares / 1 acre (Title K534210). This area is also available via separate negotiation. Historically, this rear parcel contained allotments which are now disused.

The site is bordered by residential to the West and South, with a commercial yard to the East. There is a public footpath that runs from the Ashford Road down to Burleigh Road (which provides easy access to Charing Station). Burleigh Road is a private road and provides the existing vehicular access to the site.

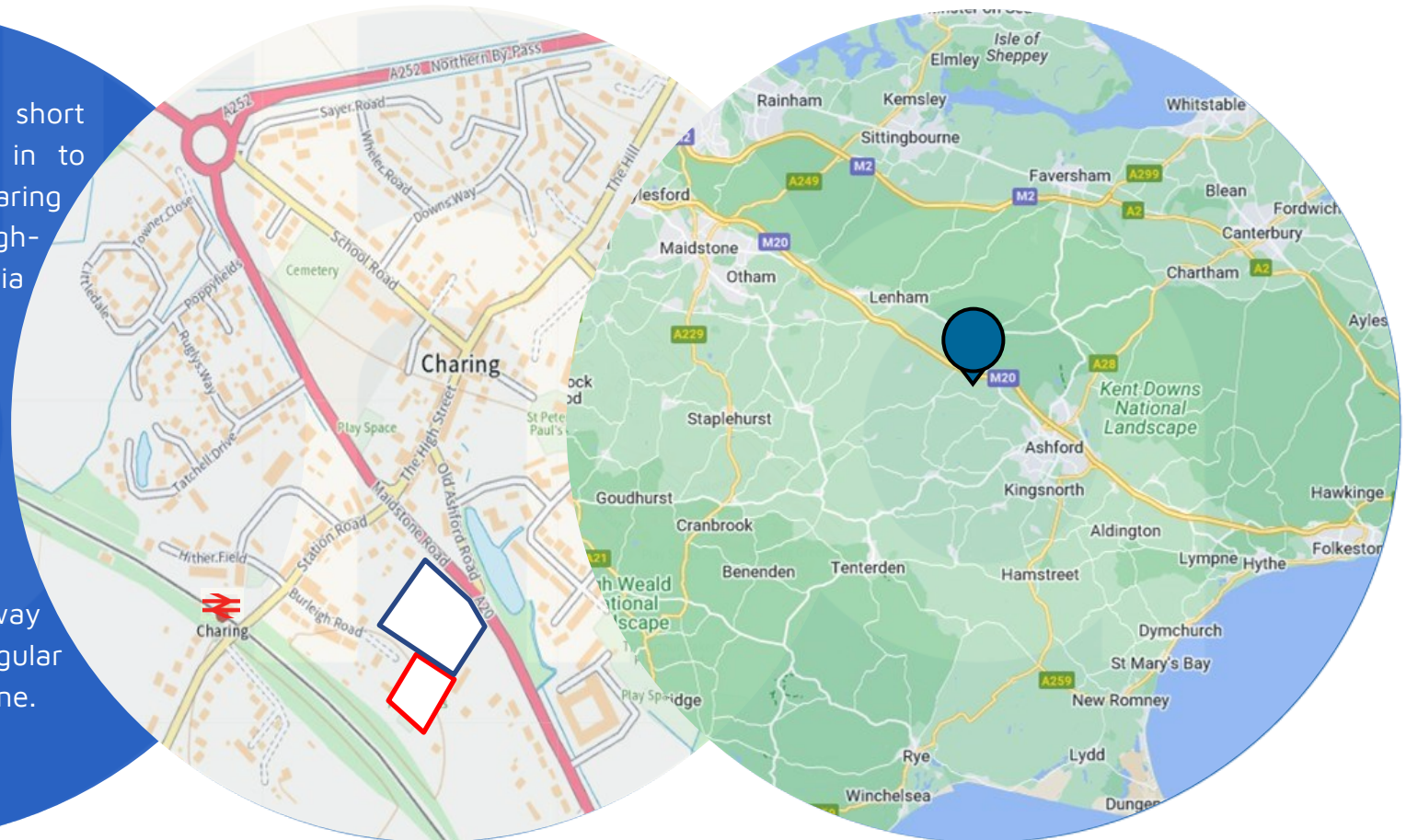


# Location

Charing Station is only a short walk, with direct routes in to London Victoria and Charing Cross. There is also a high-speed service available via Ashford.

Charing Village provides a range of services, including ; primary school, 2 local shops, a doctors surgery, pharmacy, church, library and a sports club.

Bus Stop is 0.15 miles away from the site, providing regular routes to Ashford, Maidstone.





- Local Authority: Ashford Borough Council
- The site is located within the Stodmarsh Catchment area, necessitating either a suitable solution or a change in national policy to secure planning permission.
- There is a row of TPO trees along the western boundary
- The Charing Neighbourhood Plan has allocated this site for the development of a new community facility and approximately 48 residential dwellings. As part of this allocation, 0.3 hectares of land must be reserved for the construction of the community hall and associated car park.
- An illustrative layout, as seen on the left depicts the community facility situated in the northwest corner of the site, fronting Ashford Road.
- The Neighbourhood Plan also discusses the potential for a reduced provision of affordable housing contributions to facilitate the delivery of the community facility, contingent upon a viability argument.
- The Parish intends to raise the additional funds required to deliver the community centre alongside any residential development. It is anticipated that the chosen partner will deliver the property to a shell and core standard.

# Additional



The site is being sold Freehold with Vacant Possession

**Offers are requested on an Unconditional Basis Only**

**(not subject to planning)**

VAT is not payable on the purchase.

**Data Room: [Charing Parsons Mead](#)**

**Tender Process:**

Offers should be received by

**Close of Play - Wednesday 27th November 2024**

**Viewings**

External viewings can be carried out from the roadside at your convenience, there is a public right of way along the western boundary providing a good view of the land.

**Contact Details**

Sam Boland - [Sam.Boland@dha-group.co.uk](mailto:Sam.Boland@dha-group.co.uk)

Mark Presland - [Mark.Presland@dha-group.co.uk](mailto:Mark.Presland@dha-group.co.uk)

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