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Country Houses

Downes Farm Building Plot Amage Road Wye

DISTINCTIVE COUNTRY PROPERTY



## Downes Farm Building Plot Amage Road, Wye, Kent TN25 5DF

A building plot totalling 1.3 acres with planning permission to construct a barn style home of considerable size, in excess of 5000SqFt, located between the popular villages of Brook and Wye in an Area of Outstanding Natural Beauty.

Guide Price £699,995

### Proposed Accommodation

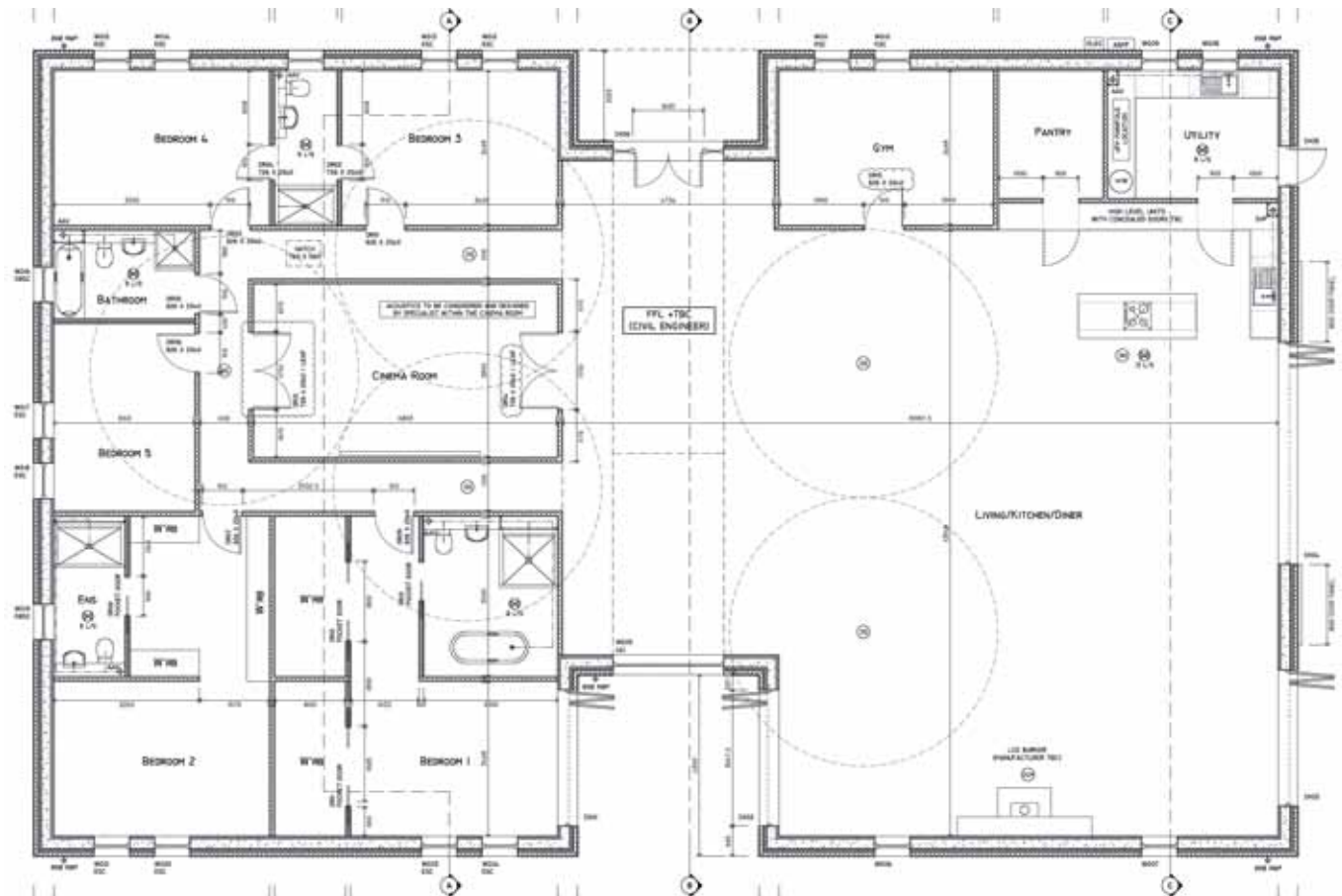
- Five double bedrooms
- Four bathrooms
- Cinema room
- Gymnasium
- Walk in pantry
- Utility
- Large open plan kitchen / living space

### Communications

- Village of Wye with train station, doctors and various schooling options 1.2 miles
- Ashford town centre and train station (with HSI links) 6.2 miles
- Convenient for links to Canterbury and to Hythe circa 15 minutes

### Valuers comment

*A building plot to construct a home of this size in a highly sought after AONB location is incredibly rare and I'm excited to see the finished home in due course.*





## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## Situation

This site is nestled at the foot of the North Downs on Amage Road between the popular villages of Brook and Wye. The site enjoys a rural and quiet position along with the convenience and amenities that the village of Wye provides just over a mile away. This part of the North Downs is surrounded by stunning countryside, much of which is a special landscape area and designated as an Area of Outstanding Natural Beauty (AONB), and the locality is particularly well known for riding, walking and cycling.

The nearby village of Wye provides shops and services, restaurants, inns, schools, including the Wye Free School, Lady Joanna Thornhill Primary School and Spring Grove Preparatory School. There is also a railway station connecting with both Canterbury and Ashford Stations.

The fast growing town of Ashford provides shopping, recreational and sports facilities along with a choice of schools both in the state and independent sectors and 37-minute high speed trains to London St. Pancras are available from the International Station. The M20 motorway on the outskirts of Ashford provides a fast link with the M25, the Port of Dover and the Channel Tunnel. Canterbury is an easy drive via Wye village and the A28 and provides a fuller range of educational & shopping facilities, and period architecture which includes Canterbury Cathedral.

## The Plot

Planning permission was granted on 7th October 2021 under planning reference 21/00121/AS for the erection of a detached barn style home where the external measurements extend to 28m x 18m. Once built the property will provide versatile and very comfortable living accommodation and is currently arranged with sleeping quarters to one side and living space on the other. The internal ceiling height extends to 4.38m and the most distinctive feature is the glazed window set into the roof that extends from the front to rear porch.

Externally, the house will look similar to the neighbouring barn that is close to completion,

with a grey slate roof, vertical timber cladding, powder coated grey aluminium windows and aluminium fascia's, gutter and rain water pipes.

The site is offered for sale as a cleared and level plot, with the incumbent dilapidated barn being demolished and likely to be removed by the end of March 2022.

Further detail of the planning permission can be reviewed on the Ashford Borough Planning portal, using reference 21/00121/AS. Please refer to the 'site history' for further drawings and reports that have been completed.

Alternatively, please contact our offices for further information.

## Viewing

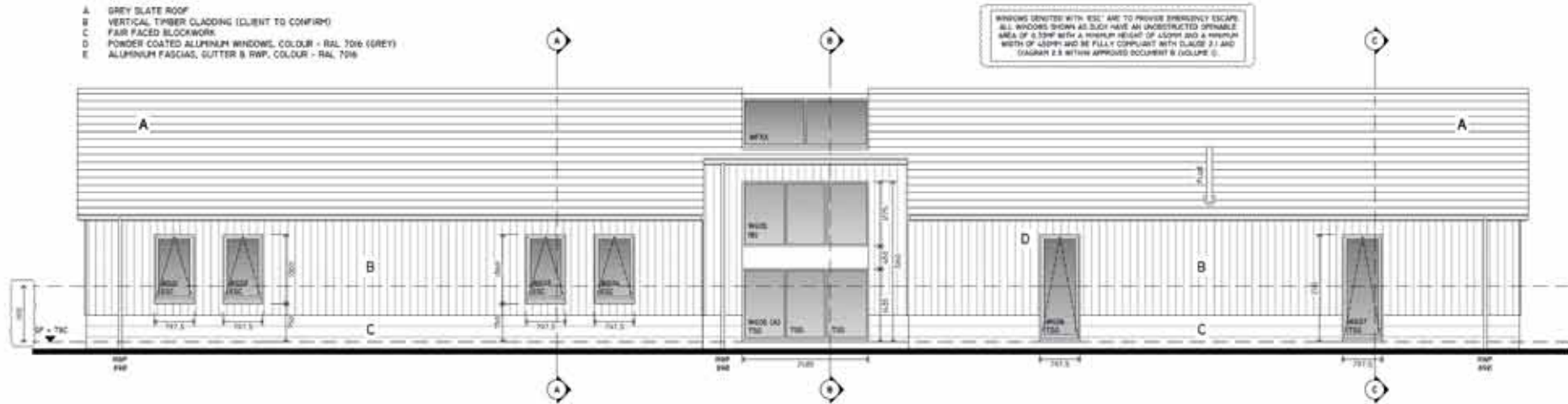
In the first instance, we encourage interested parties to view the site from the road, where you will be able to see the extent of the site and its surroundings. For onsite viewings, please contact Hobbs Parker Estate Agents on 01233 506260 to arrange a site visit.

## Other Information

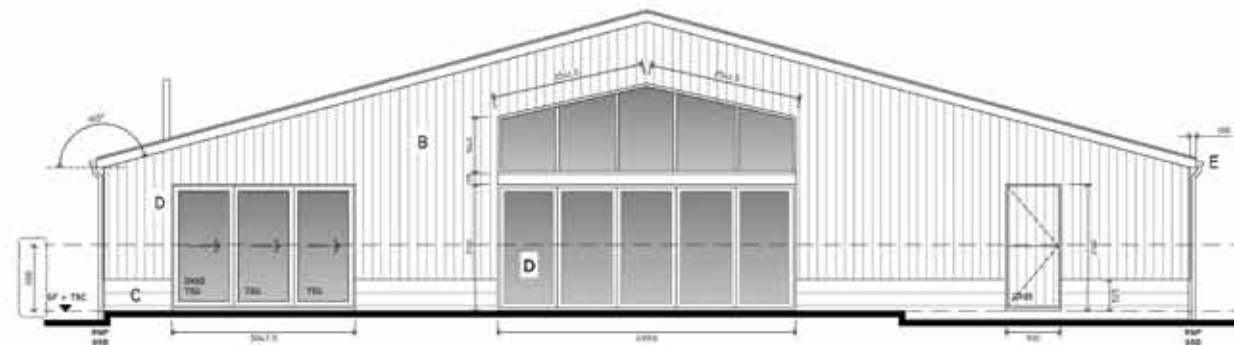
- A metered supply of three-phase electricity is already installed to the site.
- A metered supply of main water is already installed to the site.
- The proposed dwelling will deal with wastewater by way of a sewage treatment plant and then soakaways for rain water.
- Heating of the dwelling is via an air source heat pump.
- A full suite of architects drawings are available, theoretically making the dwelling ready to build immediately.
- The build incorporates ICF walls, adding speed to the construction process.
- Based on online measuring tools, we understand the plot to measure 1.3 acres, but buyers should make their own enquiries to verify this.

#### MATERIALS:

- A GREY SLATE ROOF
- B VERTICAL TIMBER CLADDING (CLIENT TO CONFIRM)
- C FAIR FACED BLOCKWORK
- D POWDER COATED ALUMINIUM WINDOWS, COLOUR - RAL 7016 (GREY)
- E ALUMINIUM FASCIAS, GUTTER & RWP, COLOUR - RAL 7016



**SOUTH WEST ELEVATION**  
1:50



**SOUTH EAST ELEVATION**  
1:50



#### Plan/Acreage

The plan on these sales particulars and the acreage quoted are strictly for identification and for guidance only. Interested parties are reminded that the land is sold in accordance with the owners Land Registry ownership Title plans and must satisfy themselves as to the boundaries and the quantity of land being purchased.

#### Directions

This plot is located on the southern side of Amage Road, mid-way between Brook and Coldharbour Road leading to Wye.

For pin point accuracy, please use the What Three Words website and App.

<https://what3words.com/nipped.mailboxes.dish>

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.



[www.hobbsparker.co.uk](http://www.hobbsparker.co.uk)



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Country Houses





# Are you planning to sell your house?

**Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!**

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



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