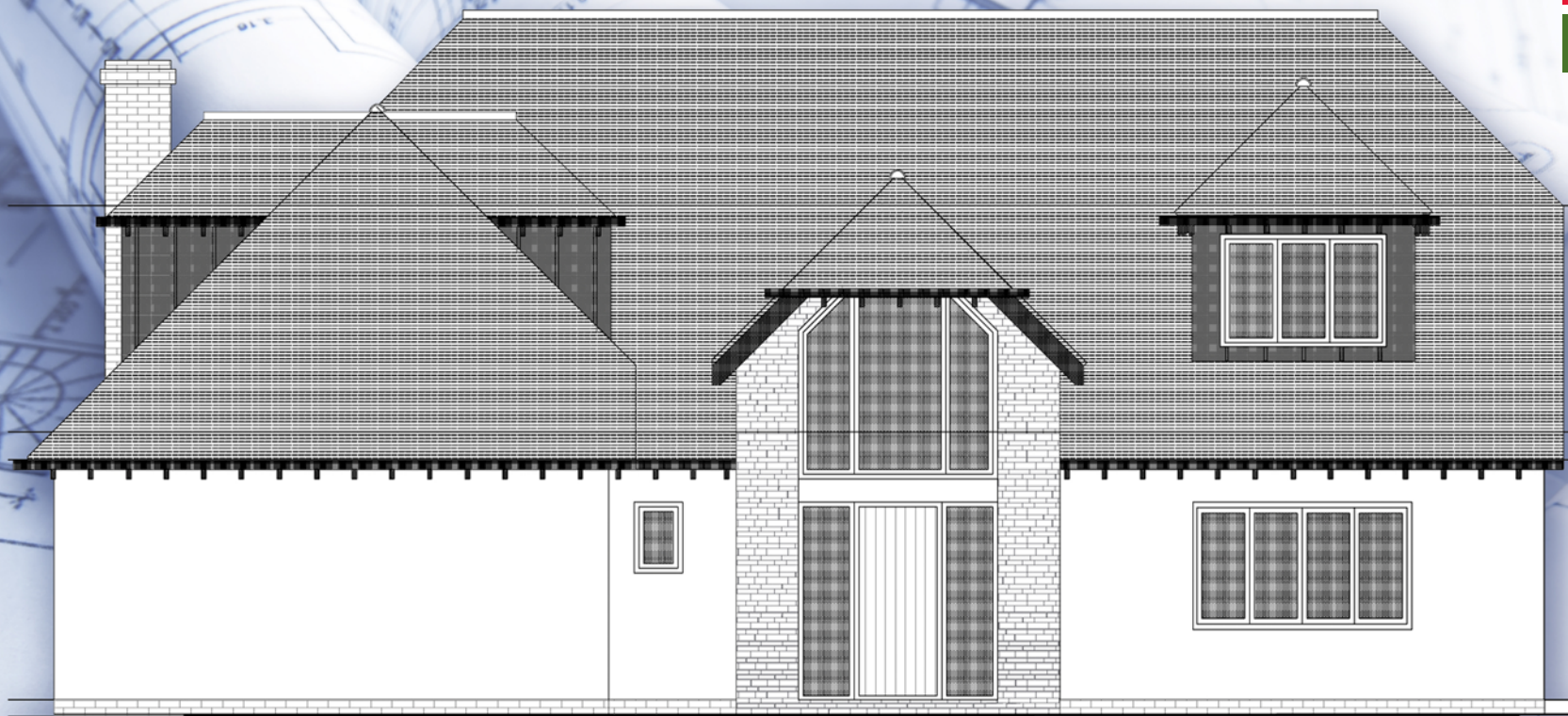




Country Houses



Building plot Tenterden Road Appledore

DISTINCTIVE COUNTRY PROPERTY

Building Plot

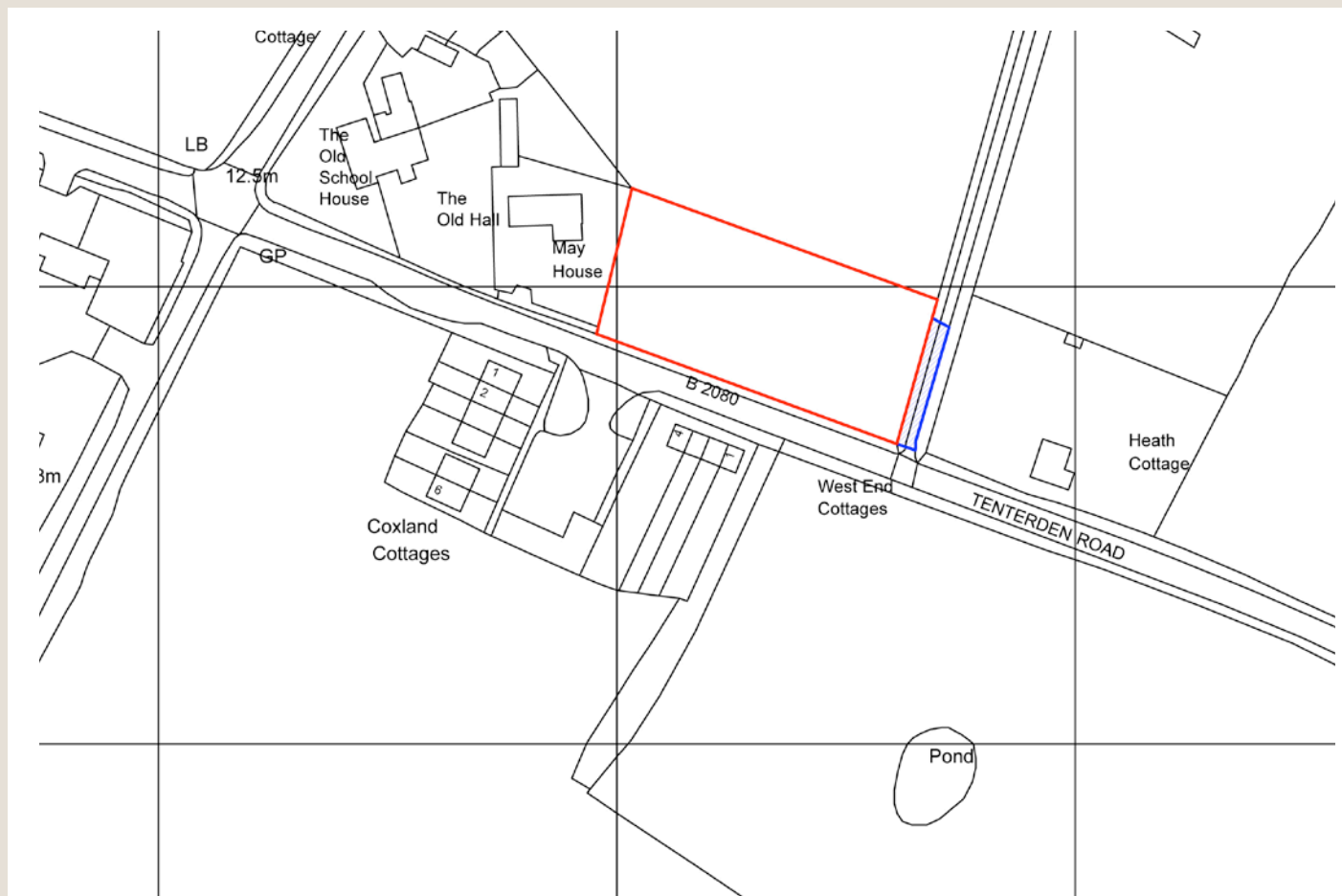
Tenterden Road

Appledore, Kent TN26 2AL

A fabulous and rare opportunity to acquire a very good size building plot with planning permission to create a four bedroom dwelling with garaging on the rural outskirts of the popular village of Appledore.

In all about 0.56 acre.

Guide Price: £475000



ACCESS ROAD / FRONT ELEVATION



TENTERDEN ROAD ELEVATION

Communications

- Ashford Int Station
(London St Pancras 38 minutes)
- Tenterden
- Rye

10 miles
5 miles
7 miles



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

Tenterden Road is on the rural edge of Appledore, which is a pretty village with a good range of local amenities including a well stocked village store, popular public house and a busy tea room.

A wider range of amenities are available from the local towns. Closest are Rye & Tenterden, offering a wide selection of shops and restaurants.

A little further away is the thriving market town of Ashford.

Appledore has a railway station situated a short distance out of the village, with services to Rye and Ashford. From Ashford there are fast train services into London as well as trains to the Continent.

The M20 can be accessed from Ashford providing access to the channel ports and the M25.

There is a good range of both private and state schools in the area, including the grammar schools in Ashford.

Building plot

The plot is an attractive level piece of land currently down to grass with mature hedging and trees to the boundaries. On one side the plot adjoins open fields.

Planning permission

An application was granted on 23 March 2022 under Ashford Borough Council Application Number 21/00665/AS for the erection of a four bedroom detached chalet style dwelling with attached garage and parking.

Given the size of the plot, the new dwelling will have a lovely large garden to the rear.

Proposed accommodation

- Vaulted reception hall
- Living room
- Kitchen / dining room
- Play room / family room
- Study
- Utility room
- Cloakroom WC

- Master bedroom with dressing room and en suite bathroom
- Three further bedrooms each with en suite shower rooms
- Double garage

Services

An electrical supply has been connected. Water is available for connection from the road.

Access

The site is accessed via an unadopted road. There is no legal easement over and along the unregistered access track leading to the plot boundary. The Vendor will provide the Buyer with a suitable indemnity insurance policy in respect of this.

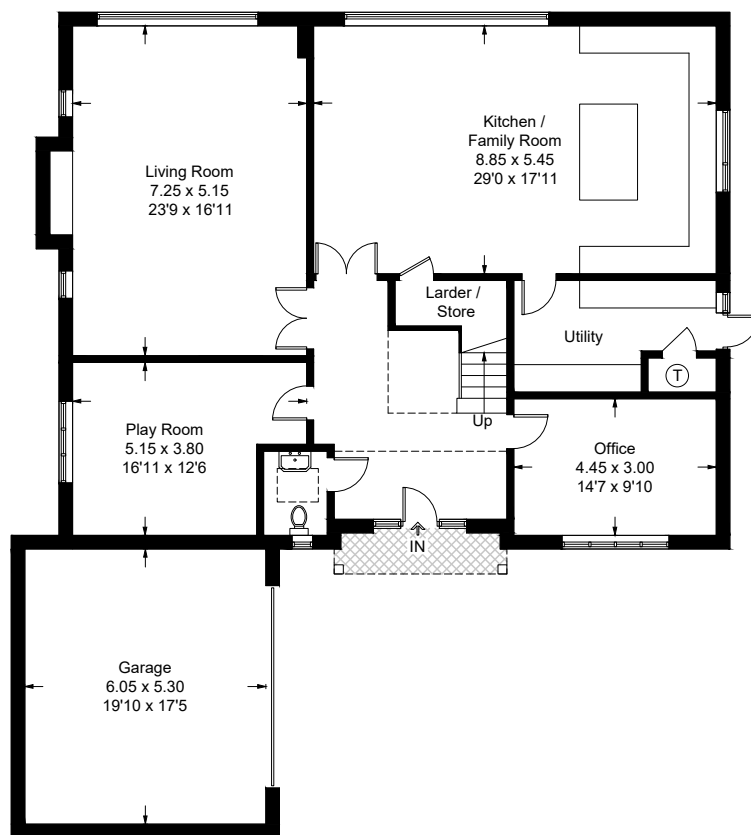
Directions

From the M20 Motorway: Follow the A2070 towards Hamstreet. Take the Hamstreet turning and follow the road into the village and then turn right onto the B2067 towards Tenterden. Upon reaching Kenardington, turn left towards Appledore. At the cross roads, go straight over (towards Tenterden) which is School Road and at the junction turn left and the plot will be on your left. Look out for our For Sale board.

From Tenterden: From our offices in Oaks Road, follow the road out of town and turn right onto the Appledore Road. Follow this road to Appledore and just after the cross road with School Road on your left, continue on a short distance and the plot will be found on your left. Look out for our For Sale board.

Viewing

The site can be viewed from the road. Please do not enter the site unless you have arranged an appointment with Hobbs Parker. **C10066**

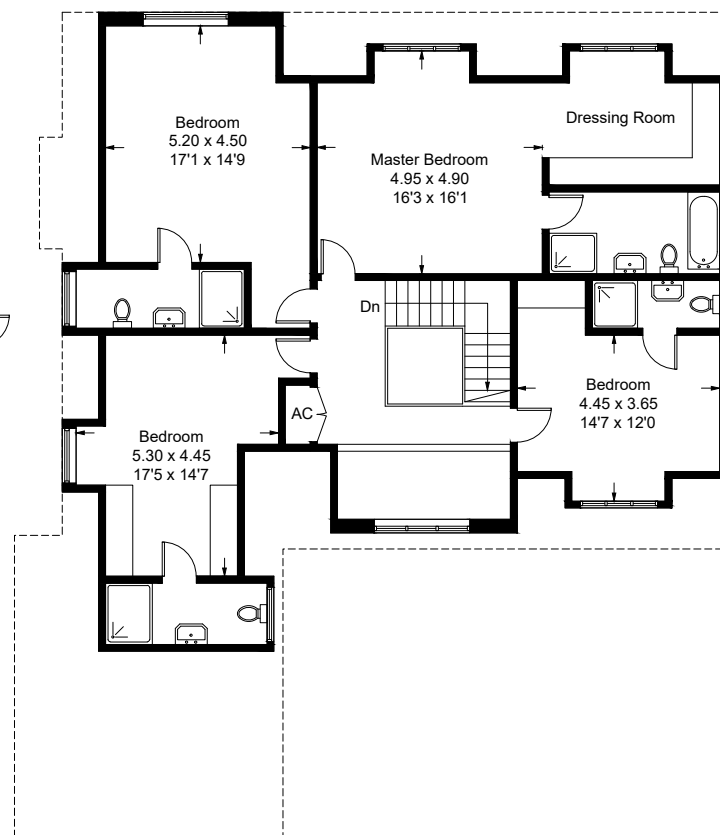


**Ground Floor - 157.2 sq m / 1692 sq ft
(Excluding Garage)**

Approximate Gross Internal Area = 297.8 sq m / 3205 sq ft

Garage = 32.1 sq m / 345 sq ft

Total = 329.9 sq m / 3550 sq ft



First Floor - 140.6 sq m / 1513 sq ft

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.



www.hobbsparker.co.uk

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Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:

9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766



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. Valuing and selling houses in and around the Tenterden area every single day, makes me the best man for the job.

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 Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden 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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Country Houses

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Alex Davies
Country Houses



Greg Wood
Ashford Homes



Sarah Holgate
The Villages



Simon Godfrey
Tenterden Homes



James Hickman
Farms & Equestrian



Moya Bowerman
Residential Lettings

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.