

Superb residential development opportunity with the benefit of detailed planning consent for 15 dwellings, set on the edge of an historic village in the heart of the Kent countryside



**Land adjacent**

Four Winds,  
New Road,  
Egerton.  
Kent. TN27 9DT

**For Sale**

## Site Description

This greenfield site (outlined in red) extends to approx. 1.3 H/A (3.25 acres) being rectangular in shape and slightly undulating from east to north East. Enclosed by mature hedgerows and tree belts to the rear are far reaching views over beautiful surrounding countryside, together with the 13th century St James Church.

## Location

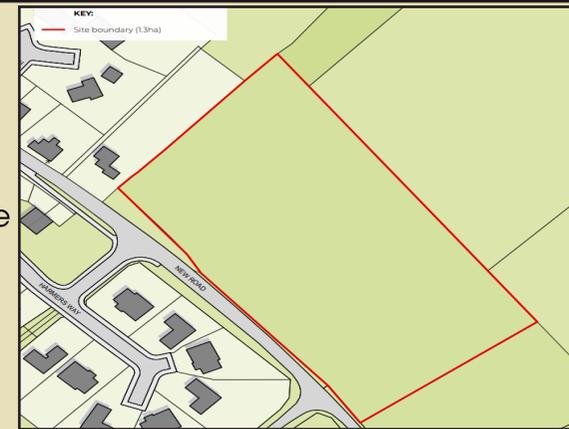
The site is situated on the edge of this beautiful rural village situated in the heart of the garden of England and is within easy walking distance of the centre. Egerton is renowned for its historical heritage with many listed period properties, with the 13<sup>th</sup> century St James Church dominating the skyline from a number of view points. The village centre which is in a conservation area, provides a village stores which will open at the George public house. The Rose & Crown provides an additional public house, and each Friday there is a thriving Farmers market with a pop up post office. The local primary school and community hall offer excellent facilities and helps to provide a great community village spirit.

There are many interconnecting public footpaths to give hours of enjoyment strolling through the countryside.

Whilst Egerton is a quiet rural village, it is only some 9 miles north of Ashford which provides a wide variety of shops, excellent schooling for all ages, various social activities.

Ashford International Station is 14 miles away and provides regular services to the Continent and a high speed railway service to St Pancras in just over half an hour. Headcorn and Pluckley mainline stations provide access to Cannon Street/Charing Cross in approx. 60 minutes.

The M20 is conveniently located for easy access to London and coastal towns.



## Planning

A detailed planning application has been approved by Ashford Borough Council under ref nos 20/01600/AS subject to a section 106 agreement for the erection of 15 dwellings, 6 of which are to be affordable.

## Section 106 Agreement

A copy of the section 106 agreement is available to download from our website [www.rpcland.co.uk](http://www.rpcland.co.uk). The total cost is £73,464.85, index linked and must be taken into consideration when making any offers.

## Proposed Scheme

The scheme which is located on the eastern outskirts of the village has been well designed to ensure that it does not impact on the entrance to the village and that it does not detract the quaintness of the historic centre.

This low density scheme is set well back from the road and designed to a high quality of fifteen houses of 4 x 5 bedroom detached houses 5 x4 bedroom detached homes and six 2/3 bedroom affordable houses

Schedule of Accommodation

Plot number	Housetype	Accommodation	GIA (sqm)	(GIA) sqft
1	NEWTON	3 Bed, 5P	92.6	997
2	NEWTON	3 Bed, 5P	92.6	997
3	GALA	2 Bed, 3P	79.6	857
4	GALA	2 Bed, 3P	79.6	857
5	GALA	2 Bed, 3P	79.6	857
6	GALA	2 Bed, 3P	79.6	857
7	D'ARCEY	4 Bed, 5P	203.1	2186
8	GREENSLEEVES	5 Bed, 6P	205.6	2213
9	COX	4 Bed, 5P	181.8	1957
10	PEARMAN	5 Bed, 6P	205.6	2213
11	BLENHEIM	5 Bed, 6P	231.2	2489
12	GREENSLEEVES	5 Bed, 6P	205.6	2213
13	D'ARCEY	4 Bed, 5P	203.1	2186
14	COX	4 Bed, 5P	181.8	1957
15	PIPPIN	4 Bed, 5P	180.3	1941
<b>TOTAL</b>			<b>2301.7</b>	<b>24775</b>



THE ABOVE COLOURED ELEVATIONS ARE TAKEN FROM LIBRARY PICTURES OF AN ALREADY COMPLETED DEVELOPMENT AND ARE FOR ILLUSTRATIVE PURPOSES ONLY

## Services

We understand mains, water, electricity, gas and foul drainage are accessible to the site. Surface water drainage will be dealt with on site through piped networks, swales and filtration basins.

## Tenure

The site will be sold freehold, with Vacant Possession on completion.

## Price

Offers invited for the freehold on a subject to contract basis only.

## Overage

The sellers will be seeking an overage payment of any square footage in excess of the consented scheme.

## VAT

The owners have elected not to charge VAT.

## CIL

Ashford Borough Council is not a CIL authority.

## Viewing

The site may be viewed at any time.

## Method of Sale

Offers are invited for the freehold, subject to contract only.

The latest date for offers to be received will be by noon on Thursday 18th August 2022.

Bids must be made in writing on Company letter headed paper and addressed to Peter Randall, RPC Land & New Homes, 158 High Street, Tonbridge, Kent, TN9 1BB, email p.randall@rpcland.co.uk.

In submitting you bid please provide the following information:-

1. Offer price for the property.
2. Details of any conditions attached to the bid.
3. Details of due diligence required prior to exchange of contracts.
4. Proof of funding.
5. Details at what level the bid has been authorised and what further authorisation if any is required.
6. The sellers will be seeking an overage payment as outlined above. Please indicate a price per square foot within your bid.

### Note

The sellers reserve the right not to accept the highest or any bids received.

## Agents Details

Peter Randall

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB



## Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

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