

An excellent residential opportunity with detailed planning for 2 pairs of semi-detached dwellings situated on the outskirts of a popular village with stunning views over open countryside



View from Site



## Pinnock Yard

The Pinnock  
Pluckley  
Kent  
TN27 0SS

**For Sale**

## Site Description

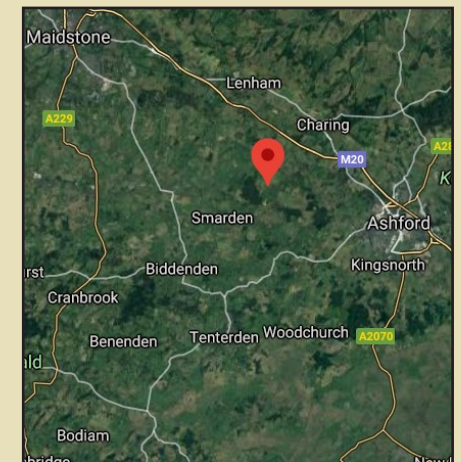
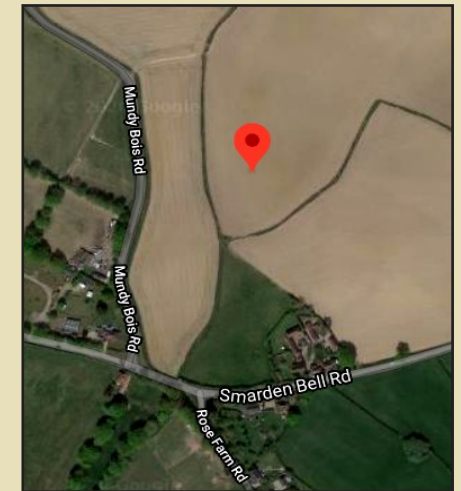
This brownfield site which is currently vacant is roughly triangular in shape with the central & south western end currently hardstanding. The southern boundary with Smarden Bill Road is defined by established trees (some of which are protected) whilst the other boundaries are identified with established hedgerows.



## Location

The site is situated in a rural position, with stunning views, on the outskirts of Pluckley Village and approx. 5 miles to the west of Ashford. Pluckley provides post office, butchers shop, primary school, 14th century St Nicholas church, 3 pubs and railway line to London Charing Cross with London Bridge Station reached in a little over 1 hour.

The large town of Ashford being only 5 miles distance providing extensive shopping, schools and sporting facilities. London and coastal towns can also be accessed via the junction of the M20 which is approx 5 miles distant.



## Planning

Detailed planning consent was granted on appeal under reference number W/4001011 dated 24th September 2020 for the erection of 4 houses, car barns and associated landscaping. This appeal was in accordance with the application submitted by Portfolio Homes to Ashford Borough Council under ref nos 19/01411/AS dated 24th September 2019. A copy of the appeal decision can be found on our website.

## Proposed Development

The proposal is for 2 pairs of semi detached dwellings of approx 145 sq m each having two car barns and set in an attractive landscape setting with two of the houses having stunning views over open countryside,

The accommodation is provided over 3 floors and comprises:-

### Ground Floor

Entrance hall, cloakroom, lounge, kitchen/breakfast room

### First Floor

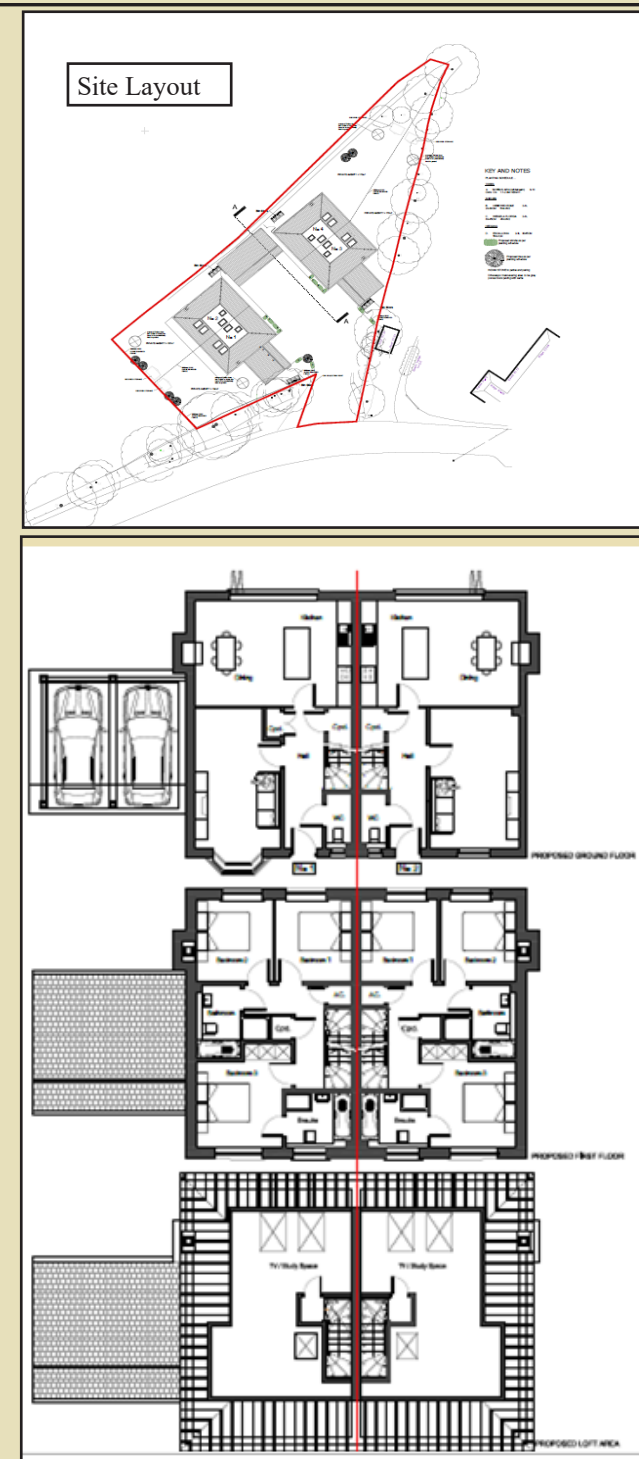
Bedroom 1 with en-suite, 2 further bedrooms, family bathroom

### Second Floor

Excellent study/playroom

### Outside

2 car barns for each property & landscaped gardens



## Services

Intending purchasers are advised to make their own enquiries with the relevant statutory authorities in respect of availability & capacity.

## Tenure

The site is sold freehold with vacant possession on completion.

## Price

Offers invited subject to contract. Price on application.

## Viewing

Strictly by prior appointment through RPC Land & New Homes as below. Please wear face masks due to Covid 19.

## Agents Details

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