

Asking Price £1,450,000



Development Opportunity : Marsh Road, Hamstreet, Ashford, TN26 2JZ

- **** DEVELOPMENT OPPORTUNITY ** PLANNING REF: NOT/2025/2322**
- **Strong GDV - Approx £4,000,000 +**
- **2 x 5 Bedroom Detached. 2 x 4 Bedroom Detached. 3 x 3 Bedroom Detached**
- **Site extending to approx 1.23acres (0.5 hectare)**
- **Electric Supply / Capacity already installed to site**
- **** FULL PLANNING APPROVED FOR 7 DETACHED DWELLINGS ****
- **Access bridge constructed in readiness for site-completion**
- **Semi-Rural Position with great road links to Tenterden & Ashford**
- **A Bespoke development in Hamstreet consisting of 7 detached Homes**
- **Viewings to be accompanied strictly by appointment only**

EXCEPTIONAL RESIDENTIAL DEVELOPMENT OPPORTUNITY – FULL PLANNING PERMISSION FOR SEVEN DWELLINGS

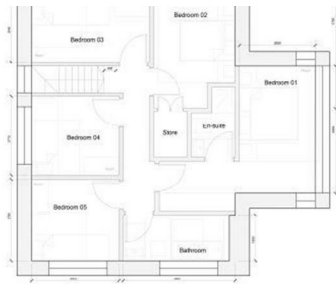
An exciting opportunity to acquire a strategically positioned residential development site with full planning permission for the construction of seven new homes, situated in an attractive semi-rural setting on the outskirts of the sought-after village of Hamstreet, Kent. The approved scheme provides for an attractive and varied collection of traditionally designed family homes, comprising two substantial five-bedroom detached houses, two four-bedroom detached houses and three three-bedroom detached houses. The proposed development has been conceived to provide a more individual and distinctive character than that associated with conventional volume-built housing schemes, with the setting and architectural approach offering a Barn/Homestead-inspired character that responds particularly well to the rural surroundings. The site occupies an appealing position adjoining the established Garden Centre and benefits from a combination of countryside character, excellent accessibility and proximity to a well-connected village community. Tenterden is within a short drive, whilst the larger commercial and transport centre of Ashford provides an extensive range of shopping, leisure, employment and educational facilities.

THE LOCATION: Hamstreet is a well-established and highly accessible village, offering a useful range of local amenities including a mainline railway station, primary school and nursery, doctor's surgery with dispensing chemist, together with local shops and other day-to-day facilities. The village is also particularly well placed for access to the surrounding countryside, including the nearby woodland nature reserve. The railway station provides regular services to Ashford International, where high-speed services reach London St Pancras in approximately 37 minutes, together with services towards Rye and Brighton. For those travelling by road, the A2070 provides convenient access towards the M20, including Junction 10, thereby offering strong connectivity to Ashford, the wider Kent region and the national motorway network.

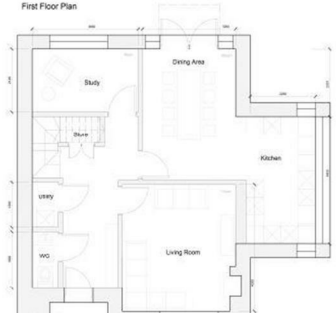
THE DEVELOPMENT: The approved scheme comprises: 2 x Five-bedroom detached houses. 2 x Four-bedroom detached houses. 3 x Three-bedroom detached houses. Associated parking. Landscaping. Drainage infrastructure. Vehicular access from Marsh Road. The development presents the opportunity to create a carefully considered cluster of individual family homes, benefiting from its semi-rural setting and offering a markedly different proposition from the more conventional residential developments prevalent throughout the local area. The previous buildings occupying the site have been removed, providing a clear development platform. A new access bridge has already been constructed and implemented, significantly advancing the site's infrastructure and reducing the initial development requirements for a prospective purchaser.

PLANNING & INFRASTRUCTURE: Full planning permission has been approved by Ashford Borough Council for the erection of seven dwellings together with associated parking, landscaping and drainage. The planning consent provides an established framework for delivery of the scheme and offers prospective purchasers the opportunity to progress directly towards construction, subject to satisfying the relevant planning conditions. The site's access arrangements have already been substantially progressed. Kent Highways have adopted the initial section of the access road from Marsh Road to the edge of the bridge/culvert, together with the initial section of the internal access towards the proposed residential development. Further infrastructure works have also been undertaken in respect of the site's electricity supply. The electrical capacity serving the site has been upgraded, incorporating the anticipated requirements of the proposed residential development, with UK Power Networks having made provision for the supply to be brought forward to the location of the proposed homes. Provision is also incorporated for electric vehicle charging, with one charging point to be provided per dwelling. The proposed EV charging infrastructure is required to comply with Mode 3 standards, providing charging of up to 7kW, together with SMART functionality enabling Wi-Fi connectivity.

DEVELOPMENT POTENTIAL: With planning permission secured, the principal infrastructure works already substantially progressed and the site cleared of its former buildings, this represents an increasingly rare opportunity to acquire a consented residential development site within an established and accessible Kent village. The approved scheme provides a balanced mix of larger detached family homes, with the combination of generous accommodation, individual house types and a semi-rural setting likely to appeal to both private purchasers and the wider residential market. Prospective purchasers should satisfy themselves as to the precise scope of the planning permission, all relevant conditions and the deliverability of the approved scheme. Interested parties are advised to make their own enquiries with Ashford



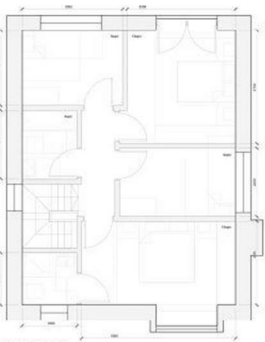
First Floor Plan



Front Elevation



Side Elevation



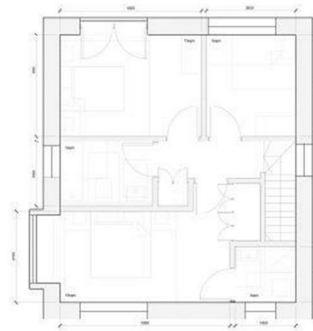
First Floor Plan



Front Elevation



Side Elevation



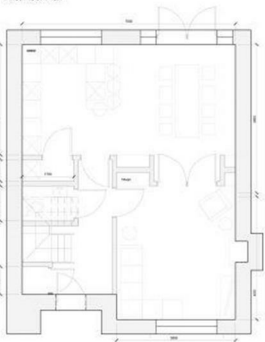
First Floor Plan



Front Elevation



Side Elevation



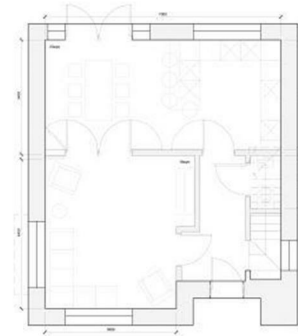
Ground Floor Plan



Rear Elevation



Side Elevation





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Please contact tenterden@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.