



DEVELOPMENT OPPORTUNITY
DERING ARMS DEVELOPMENT PLOT
THE GROVE · PLUCKLEY · KENT TN27 0RR

DERING ARMS DEVELOPMENT PLOT THE GROVE PLUCKLEY KENT TN27 0RR

Pluckley - 2 miles
Hothfield - 4 miles
Bethersden - 5 miles
Ashford - 7 miles
Maidstone - 18 miles

Consent for the conversion and redevelopment of a detached garage to a 3 bedroom residential dwelling with easy access to mainline station and local facilities in a sought after village location.

- Approval for conversion and redevelopment into a three bedroom detached dwelling
- Planning Application reference: PA/2022/2310 – Ashford Borough Council
- A rural yet accessible location with good transport links nearby
- Within 50 yards of mainline station
- In all extending to 0.17 acres.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £295,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Clockhouse Barn
Canterbury Road
Challock**

Ashford, Kent TN25 4BJ

01233 740077 / challock@btfpartnership.co.uk

LOCATION

The Dering Arms Development Plot is situated on the outskirts of the desirable village of Pluckley, next to Pluckley Train Station. Pluckley is able to provide the majority of day-to-day facilities including shops, schools and public houses with Headcorn 6 miles west, providing a more comprehensive range of facilities and amenities along with links to Cranbrook and north towards Maidstone and the national motorway network.

Tenterden, 8 miles north-east, again provides a comprehensive range of facilities and amenities with Ashford further north-east, providing links to the M20 motorway and international rail connections to the continent and London (37 minutes).

Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the Pluckley Post Office head southwest down the hill on the Smarden Road for 1 mile before turning left onto Chamber Green Road and continuing for half a mile. Turn right onto Station Road continuing for 400 metres, turn left by the Dering Arms pub onto the Grove and the Development Plot driveway is immediately after the pub building.

WHAT 3 WORDS

///disbanded.train.peanut



GENERAL DESCRIPTION

The Dering Arms Development Plot comprises a flat site with two garage buildings. The main garage building is of predominantly brick and stone construction under a pitched clay tile roof and this is the building that has approval subject to various conditions for conversion and redevelopment into a residential dwelling under planning reference PA/2022/2310 – Ashford Borough Council. A breakdown of the consented accommodation is as follows: -

The Front Door will open to **Entrance Lobby** leading to an open plan **Kitchen, Sitting Room and Dining Room Area**. Further doors from the Entrance Hall lead to **Bedroom 2** (double) with **Ensuite Bathroom** and **Storage Cupboard**. Doors from Living Area lead to **Bedroom 3** (double) with **Ensuite Bathroom, Rear Garden** and **Utility Room** with further door to Rear Garden.

Stairs lead up from the Entrance Hall to the **First Floor Landing** with doors to **Master Bedroom Suite** with **Family Bathroom** with wash hand basin, w/c, bath and shower. The total footprint of the property once developed will extend to approximately 1,700ft².

Outside is a proposed driveway coming in from The Grove to the south and leading up to the proposed dwelling where there is a triple bay newly built **Garage** and associated **Parking Spaces** that are already in place. There will be landscaped gardens and grounds to the east. Please see the consented elevations and floor plans along with a proposed Block Plan overleaf for further information.



PROPOSED BLOCK PLAN

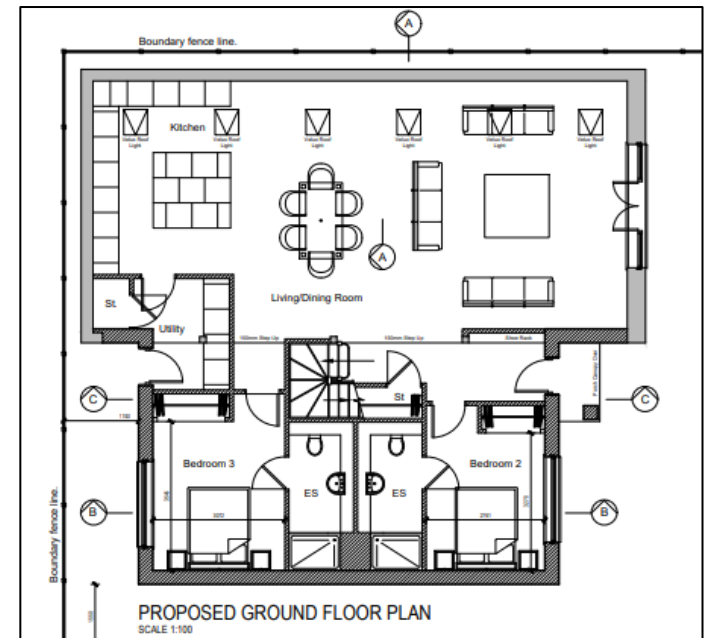
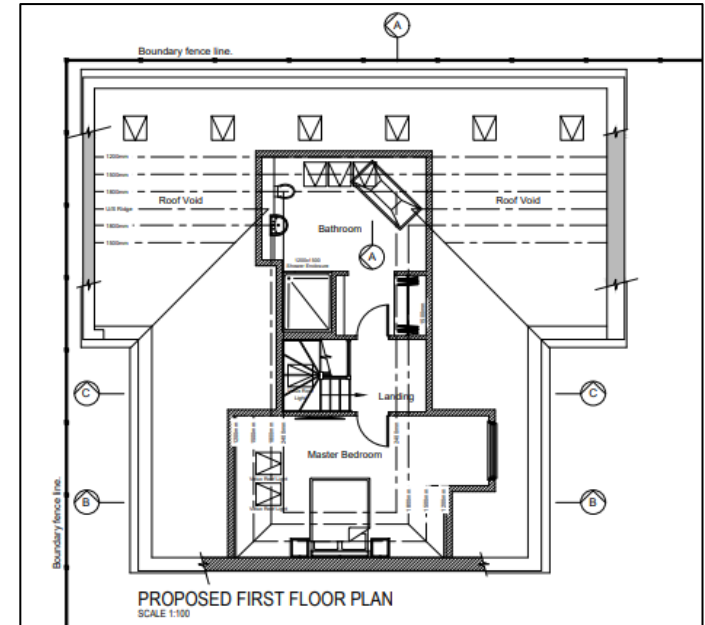


LEGEND	
EXTERNAL MATERIALS KEY	
APPEARANCE:	DESCRIPTION:
1	Denotes new plain roof tiles to match with existing
2	Denotes new decorative tile to match with existing
3	Denotes new flat roof to match with existing
4	Denotes new 'solid roof' concrete construction type
5	Denotes hanging tile slates to match with existing roof tile
6	Denotes brickwork to match existing brickwork
7	Denotes timber fence, colour to match
8	Denotes exposed brick and stone cladding on existing structure
9	Denotes natural stone, colour to match
10	Denotes new brickwork to match existing brickwork

LEGEND	
FLOOR PLANS	
APPEARANCE:	DESCRIPTION:
(Solid grey fill)	Denotes existing wall construction
(Hatched grey fill)	Denotes new wall construction

LEGEND	
SITE BLOCK PLAN	
APPEARANCE:	DESCRIPTION:
(Red outline)	Denotes plot boundary: 1440 m ²
(Green fill)	Denotes existing footprint to remain: 128.2 m ²
(Blue fill)	Denotes proposed additional footprint: 58.9 m ²

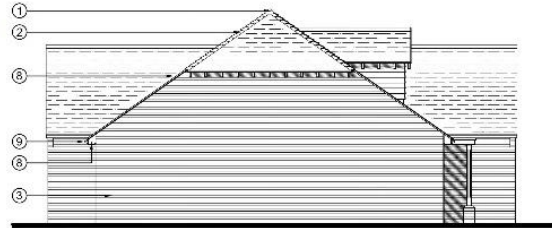
PROPOSED FLOOR PLANS



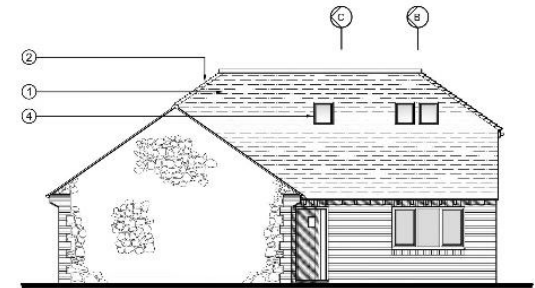
PROPOSED ELEVATIONS & SECTIONS



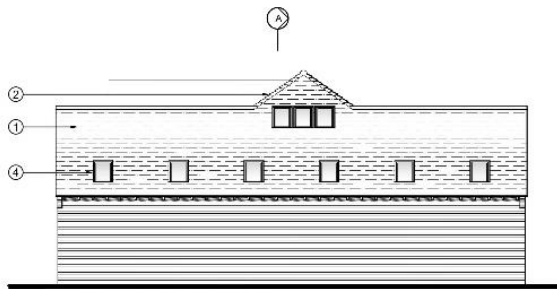
PROPOSED SOUTH ELEVATION
SCALE: 1:100



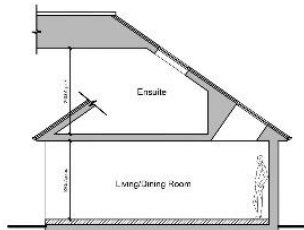
PROPOSED WEST ELEVATION
SCALE: 1:100



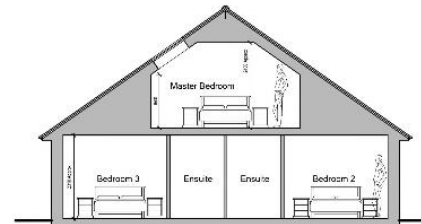
PROPOSED NORTH ELEVATION
SCALE: 1:100



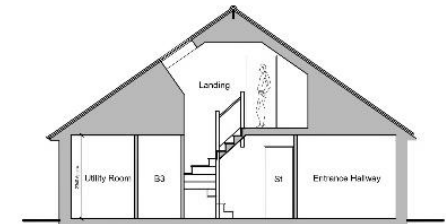
PROPOSED EAST ELEVATION
SCALE: 1:100



TYPICAL SECTION A-A
SCALE: 1:100



TYPICAL SECTION B-B
SCALE: 1:100



TYPICAL SECTION C-C
SCALE: 1:100



BOUNDARY PLAN



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NOT TO SCALE



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

SERVICES

The property is connected to mains electricity and water. There is currently no drainage on site, but we believe the sewage main is located close by on The Grove. **Please Note:** - None of the services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available. The site boundary is fenced.

ACCESS

Access to the property is directly from The Grove on to the property. As far as we are aware, the property adjoins the public highway, a Highways Search has been submitted and will be available once received back from the council.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

TENURE

The property is registered under part Land Registry Title Numbers K978009, K786221 and part K624456. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ
Ashford Borough Council, Civic Centre, Tannery Lane, Ashford Kent TN23 1PL

PHOTOGRAPHS

The photographs within this brochure were taken in April 2024.

PLANNING

Consent has been granted for the redevelopment of a former garage to a residential property under planning reference PA/2022/2310 subject to confirmation on various conditions. These include the following: -

- The drainage works shall be designed and carried out in accordance with the principles of sustainable urban drainage and maintained in accordance with these details.
- The dwelling shall not be occupied until works for the disposal of sewage have been provided on site and have been submitted to and approved in writing by the LPA.

A copy of the full decision notice along with the officer's report is available on the Ashford Borough Council Planning Portal or the selling agents on request.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. There are no public rights of way crossing the property.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

COUNCIL TAX

Not Applicable until post completion of the development

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership, Clockhouse Barn, Canterbury Road Challock, Ashford, Kent TN25 4BJ –

Tel: 01233 740077

Mob: 07799 846872 (Alex Cornwallis)

Email: challock@btfpartnership.co.uk

Reference: AC/R1735.2

GUIDE PRICE

£295,000



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ