

**HOBBS • PARKER**

The Villages



Building plot on School Road School Road Appledore

LOCAL VILLAGE PROPERTY



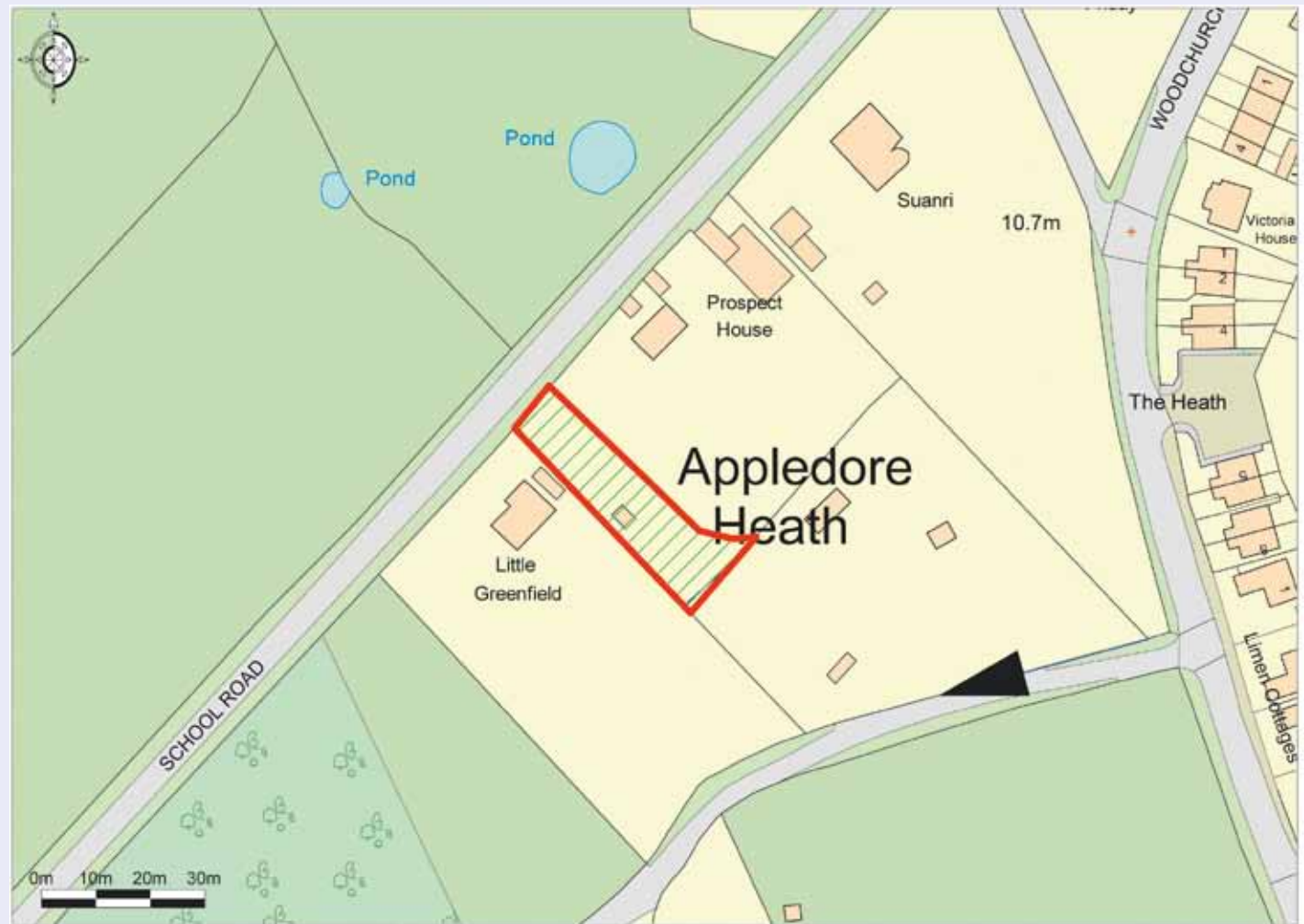
## Building plot on School Road

School Road, Appledore, Kent TN26 2BA

An opportunity to acquire a building plot with planning permission to create a three bedroom dwelling on the rural outskirts of the popular village of Appledore.

In all about 0.13 acre.

Guide Price: £170,000



Promap  
LANDMARK INFORMATION GROUP

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### Communications

- Ashford Int Station  
(London St Pancras 38 minutes) - 10 miles

- Tenterden – 5 miles
- Rye – 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

School 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 a generally level piece of land currently down to grass with mature hedging to the boundaries. See proposed plans below.

### Planning

An application has been granted on 15th September 2017 under Ashford Borough Council Application Number 17/01420/AS for the erection of a new dwelling .

### Services

There are no services connected to the site though it is believed that water and electricity may be connected from the road.

### Directions

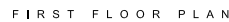
**From the M20 Motorway.**  
Follow the A2070 towards Hamstreet. Take the Hamstreet turning and follow the road into the village and then turn right onto the B2067 towards Tenterden. Upon reaching Kenardington, turn left towards Appledore. At the cross roads, go straight over (towards Tenterden) which is School Road and the plot will be found on your left just after passing Prospect House.

**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 at the cross roads turn left into School Road and the plot will be found on your right, just after the property Little Greenfield.

### Viewing

Interested parties are welcome to inspect the site during daylight hours and having a copy of these sale particulars. Before visiting, it would be appreciated that you call the Tenterden office on 01580 766766 so that we can keep a record.

## LOCAL VILLAGE PROPERTY

[illegible]

The railway station lies two miles away on the Ashford to Brighton line.

which follows the old Saxon Shoreline passes through the village.



**Ashford Office**  
Romney House  
Orbital Park  
Ashford TN24 0HB  
01233 506260

**Tenterden Office**  
9 The Fairings  
Oaks Road  
Tenterden TN30 6QX  
01580 766766

# 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 Tenterden 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



**Simon Godfrey**  
Director & Head of  
Hobbs Parker Tenterden Homes