

Firtree Cottage Lenacre Street Eastwell

DEDICATED TO ASHFORD PROPERTY

Firtree Cottage

Lenacre Street
Eastwell, Ashford, Kent TN26 1JH

A rare opportunity to acquire a prime building plot on the outskirts of Ashford, located in the highly sought-after Lenacre Street.

Planning permission is granted for a stunning, bespoke four-bedroom detached home circa 3,000 sq. ft. The property will feature four spacious bedrooms, four well-appointed bathrooms, and four generously sized reception rooms, finished off with a private drive and field views to the rear.

Planning application: PA/2024/0553

Valuers Comment

"In my opinion, this is a superb opportunity to acquire a building plot with granted planning permission, situated on one of the most sought-after roads on the outskirts of Ashford".



Front View - Proposed property with Granted Planning Consent*.
**Computer Generated Image utilising AI. For illustrative purposes only. Materials, renders, colour details and groundworks/planting are speculative and subject to change.*



Existing Property



Existing Property



Existing Property



Rear View - Proposed property with Granted Planning Consent*.

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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.

Existing Property

- Two bedrooms • Sitting Room
- Dining Room • Bathroom • Kitchen
- Conservatory • Garage

Proposed property with Granted Planning Consent

- Entrance hallway • Drawing room
- Play room • Boot room
- Downstairs W/C with shower
- Open-plan kitchen/living area
- Utility room • Landing area • Study
- Main family bathroom • Four bedrooms
- Three en-suites

Communication

Ashford International Station (HS1) – 3.5 Miles
Ashford Designer Outlet – 4.0 Miles
Charing Station – 4.5 Miles
Faversham – 12 miles
Maidstone – 21 Miles

Description

Full planning permission has been granted under reference PA/2024/0553 for the erection of a substantial four-bedroom detached dwelling, complete with an associated driveway and enjoying beautiful rear garden views. We understand that all pre-commencement planning conditions have now been discharged, and that mains water, electricity and drainage are already available on site via the existing property.

It is worth noting that the existing property may also offer scope for renovation. However, prospective purchasers should be aware that it would require significant refurbishment should they choose to pursue this option.

Situation

Situated on the outskirts of the town, Lenacre Street is just a few hundred yards from Faversham Road which leads onto the village of Boughton Aluph (which is the Parish that Lenacre Street is affiliated to).

It is made up of individual properties ranging from small bungalows to large detached houses typically occupying good sized plots.

From a practical perspective, Lenacre Street Lane is approximately a 5-minute drive to Junction 9 of the M20 and 3 miles to Ashford International Train Station with high speed access to Central London. For recreation, you are perfectly located for those seeking the country life with numerous footpaths and woodland areas close by, for golfers, Ashford Golf Club is just a 2-minute drive away too.

Surrounding Ashford, you have beautiful and traditional Kentish villages, such as Westwell,

Boughton Aluph, Wye and Charing all within a short drive and boasting a collection of country pubs, shops and parks to visit.

Useful Information

Existing Property

- Tenure – Freehold • Council tax – Band E
- Mains water • Mains drainage
- Gas central heating • Mains electricity
- Flood risk – Very low • Broadband – Available
- Mobile Signal Coverage – Yes
- Satellite TV - Available

Viewing

Strictly by appointment only. A10423

Ashford Homes

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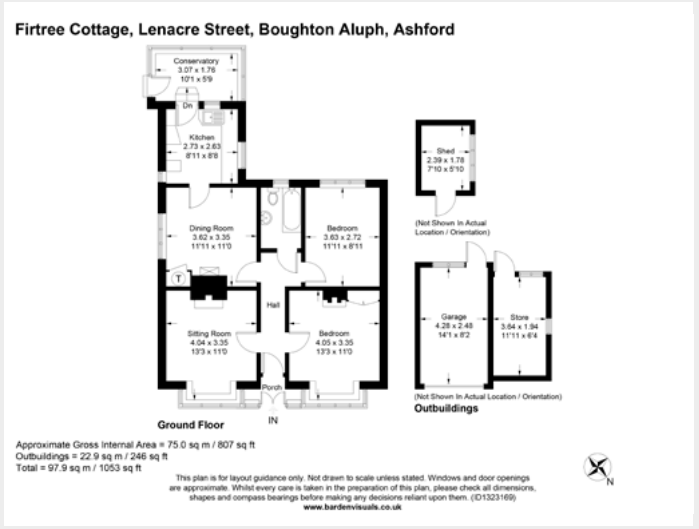
Proposed Ground Floor Plan*



Proposed First Floor Plan*



Proposed Site Plan*



Existing Property Floor Plan

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Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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