

Moat Barn Oak Grove Lane, St Michaels, Tenterden, TN30 6SU
Asking price: Asking Price £375,000



Building Plot with Lapsed Planning Permission | Approx. 0.30 Acre | Countryside Views

A rare opportunity to acquire a substantial building plot with lapsed planning permission for the construction of an architect-designed four-bedroom detached house, extending to approximately 2,200 sq ft, together with a three-bay open garage and generous surrounding gardens. Occupying an attractive position on the outskirts of St Michaels, the plot enjoys a convenient village setting with far-reaching countryside views and the benefit of adjoining open fields to one side.

The previously approved plans provide for a thoughtfully designed four-bedroom family home arranged over two floors, with well-proportioned living accommodation, a generous garden and ample parking. The overall plot extends to approximately 0.30 of an acre, offering an excellent opportunity for those looking to create a substantial new home in a desirable rural setting.

The Location: The plot is situated along the Biddenden Road on the outskirts of St Michaels, a popular and well-established village offering a good range of everyday amenities. These include a village store, post office, public house, school, garage and village hall. For a wider selection of shopping, dining and leisure facilities, the nearby town of Tenterden is within easy reach, while the larger market town of Ashford provides an extensive range of amenities and transport connections. Transport links are particularly convenient, with Headcorn railway station providing mainline services to London, whilst Ashford International offers high-speed services to London St Pancras in approximately 37 minutes. The M20 can also be accessed from Ashford, providing links towards the M25, Channel Tunnel and surrounding motorway network. The area is also well served by a range of both state and independent schools, including the highly regarded grammar schools in Ashford.

The Building Plot: The plot comprises an attractive, predominantly level parcel of land currently laid to grass, with established hedging and mature trees providing natural boundaries. The position offers a pleasant combination of open countryside and rural views, with the land adjoining open fields on one side. The size of the plot provides scope for a substantial rear garden, alongside generous parking and the proposed three-bay open garage.

Planning Permission: Although planning has since lapsed, the seller is confident that planning permission could be re-granted, and was previously passed on 4th November 2022 under Ashford Borough Council planning reference NOT/2022/2419 for the erection of a four-bedroom detached dwelling, together with a three-bay garage and associated parking.

The approved scheme provides for a new home of approximately 2,200 sq ft, set within a generous plot of around 0.30 of an acre. The purchaser will be responsible for making the necessary arrangements to connect the property to the main services.

It is understood that electricity is available nearby, with water understood to be accessible within approximately 15 metres of the site boundary. Prospective purchasers should make their own enquiries and satisfy themselves regarding the availability, location and cost of all services.

Agent's Note: Please note that the sale relates solely to the building plot and does not include the existing holiday let, which may be shown on some of the

- **Potential Building Plot - St Michaels, Tenterden - Lapsed Planning: NOT/2022/2419**

- **Occupying a beautiful position, Corner plot boasting unspoilt countryside views**

- **GDV: For proposed dwelling circa : £950,000**

- **Located in St Michaels (Tenterden)**

- **Previous planning ref: NOT/2022/2419 - Buyers to connect to all services**

- **Previous Planning for : A substantial 4 bedroom detached property circa 2,200 sq ft - Plot extending to approx 0.3 of an acre**

- **Great Road links to both Ashford and Headcorn + Train stations**

- **Proposed build to boast 3 bay open garage**

- **Plot at grass level, with mature hedging & favourable access**



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.

Viewings

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.