

**PROPOSED FRONT  
ELEVATION**



**PROPOSED REAR**

# Graylands, Charing Hill, Charing, Ashford, Kent. TN27 0NB.

£525,000 Freehold

## Property Summary

"I think the approved plans for this site are really quite something. I can't wait to see it built". - Matthew Gilbert, Branch Manager.

Available to the market is this quite unique offering of a building plot with planning for an incredibly substantial five/six bedroom detached house situated on a plot measuring just under 1/2 of an acre on the edge the popular village of Charing.

There is also approved planning on the site for a large detached double garage.

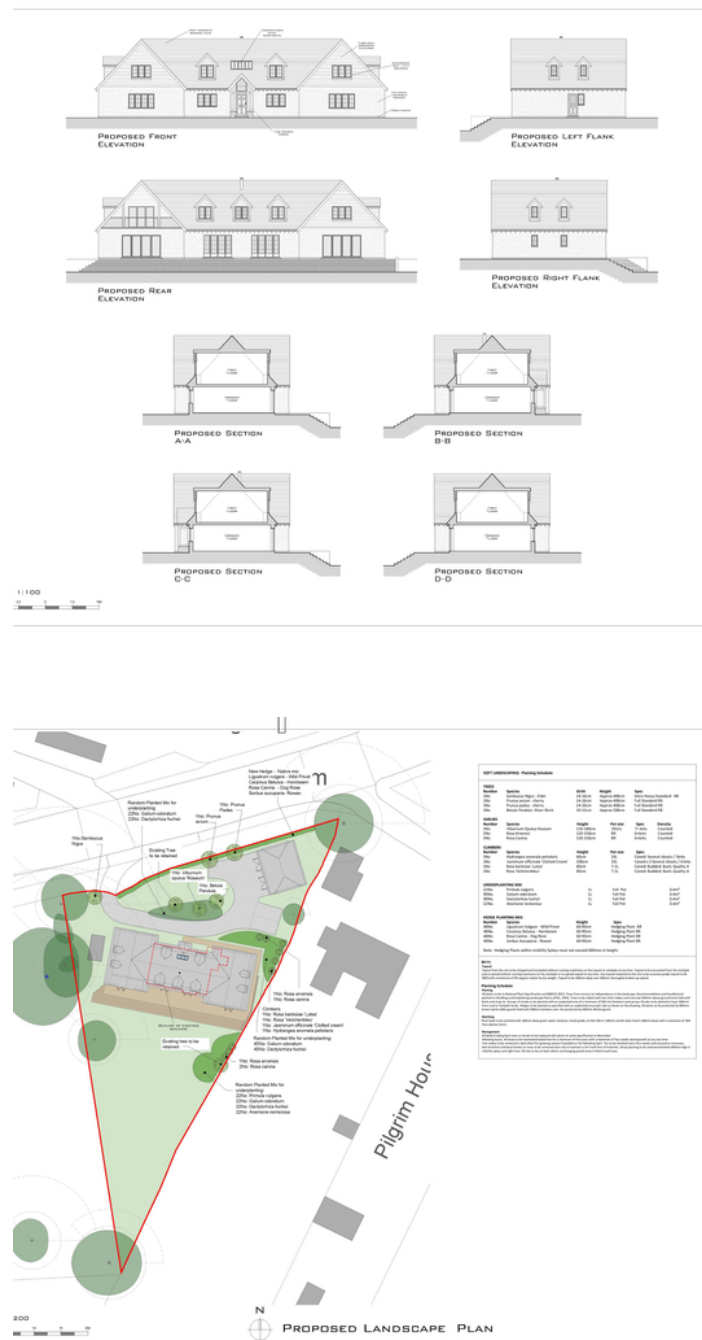
The planning application number for this development is PA/2023/1356.

Currently on the site is a detached two bedroom Colt bungalow which would be significantly redeveloped to create the dream home which can be reviewed with the above application number.

The current owners will be offering this home with no forward chain so please book a viewing without delay.

## Features

- Building Plot With Planning
- Approximately Half An Acre Grounds
- Private Drainage
- No Forward Chain
- Council Tax Band E
- Permission For Five Bedroom Detached Home
- Planning For Large Double Garage
- Two Bedroom Colt Bungalow On Site
- EPC Rating: F



**Ground Floor**

**Front Door To**

**Porch**

**Inner Hall To**

**Kitchen**

**Utility Room, Cupboard, Store Room &  
Rear Porch**

**Lounge**

**Bedroom One**

**Bedroom Two**

**Shower Room**

**Exterior**

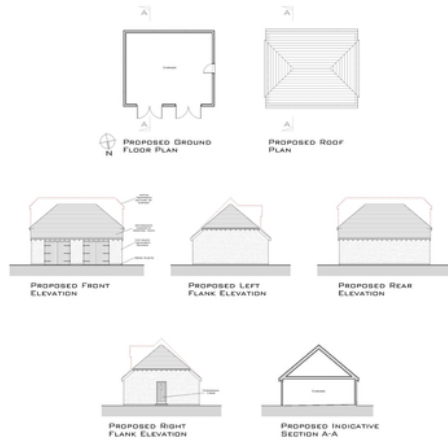
**Front**

Large in and out driveway. Side gardens with access to

**Rear Garden**

Extensive rear garden with mature shrubs, plants and trees.





100



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error. Dimensions in this document are for guidance only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 10/2014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>74</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	<b>34</b>
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing Strictly By Appointment With

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

