



## Former Silver Birches Caravan Park Capel Road, Ruckinge, Ashford, Kent, TN26 2EJ

- Former touring caravan/camping site
- Planning permission for 39 'A' frame holiday chalets
- Picturesque rural setting in the Heart of Kent
- Easy access to tourist attractions, major routes and Channel crossings

**Offers Invited**

## CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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Property Ref: 20590

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## LOCATION

The site is situated on the edge of the rural village of Ruckinge in the Heart of Kent countryside. Although rural, the principal town of Ashford (approximately seven miles) offers a wide range of shopping facilities and other amenities and access to the M20 motorway linking the Kent coast with the M25 and the International Rail Terminal, from which Eurostar services operate directly to London, Paris and Brussels. The well known designer outlet shopping centre and Tesco and Asda superstores are within a few minutes drive of the site.

The very attractive market town of Tenterden is approximately eight miles, the Channel Tunnel terminal at Folkestone around 18 miles distant and the historic coastal towns of Hythe and Rye each within 13 miles.

In addition to the Channel Tunnel, ferry services operate to the continent from Dover.

The area is a very popular tourist region with both domestic and foreign visitors being drawn to the enormous range of attractions including vineyards, renowned castles and gardens, countryside walks and beaches. For further information please visit [www.visitheartofkent.com](http://www.visitheartofkent.com)

## THE OPPORTUNITY

Formerly a touring caravan and camping site, planning permission has been granted for a total of 39 three and four bedroom 'A' frame chalets to provide tourist accommodation.

The permitted scheme is subject to a Section 106 Agreement and restriction that the units may not be occupied by the same

person for a period exceeding eight weeks in any calendar year.

The existing planning permission allows for the site to be developed as a holiday business, letting accommodation for short breaks and family holidays and is well situated to attract visitors to this beautiful and historic region.

The site will require complete redevelopment but there are signs of some infrastructure including services, although we would advise any potential purchaser to make their own enquiries as to these prior to entering into any contract of purchase.

## THE EXISTING SITE

The site extends to approximately 4.6 acres (1.86 hectares) and has an entrance and access road from Capel Road. There are car parking areas on the left hand side of the access road, at the end of which the former caravan site stretches out, bounded by woodland and forestry (see site plan).

The site includes four residential mobile homes in individual plots located on the right hand side of the access road entering the site.

## TENURE

Freehold.

## GUIDE PRICE

Offers Invited.



## METHOD OF SALE

By private treaty.

## DATA PACK

A data pack containing copies of documents relating to the site's planning history will be made available to genuinely interested parties.

## DATE

These sales particulars are correct as at June 2011.

## CONTACT

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**Website** [www.colliers.com/uk/parks](http://www.colliers.com/uk/parks)

## FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

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