



Land Adjacent Fleet Farm Cottages Richborough Road Ash CT3 2NJ

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A Rare Rural Development Opportunity with Full Planning Permission for 9 Shepherd's Huts

Guide Price of £165,000

Situated: The site is situated off Cooper Street Drove, Ash, in a rural location between Sandwich and Canterbury. The property extends to approximately 1.27 acres (0.51 hectares) and occupies a peaceful countryside setting surrounded by agricultural land and drainage ditches characteristic of the Ash Levels. The site lies approximately 4 miles from Sandwich, 10 miles from Canterbury and 8 miles from Ramsgate, with convenient access to the A256 and A299 Thanet Way, providing connections to the wider East Kent area and the national motorway network.

The surrounding area is popular with visitors due to its proximity to the historic Cinque Port of Sandwich, the East Kent coast, several championship golf courses including Royal St George's, Prince's and Royal Cinque Ports, together with a range of walking and cycling routes across the Kent countryside.

Directions: From Sandwich, proceed north-west on Richborough Road (A257) towards Ash. Upon reaching Ash, turn into Cooper Street Drove where the site will be found after a short distance. The property is located on the western side of the road. The nearest postcode is CT3 2NJ.

Description: The property comprises a parcel of land extending to approximately 1.27 acres (subject to survey). Historically planted as ash coppice, the site has been substantially cleared following ash dieback and now comprises open grassland interspersed with retained trees and established boundary planting.

The site benefits from planning permission for a rural tourism development comprising nine shepherd's hut holiday units together with associated access, parking and landscaping.

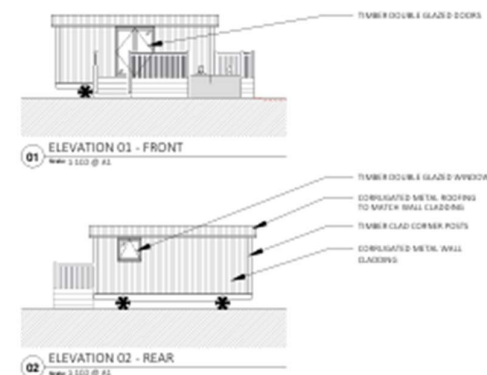
The Development as Consented Includes:

- 9 Shepherd's Hut Holiday Accommodation Units
- New Vehicular Access from Cooper Street Drove
- Parking for 10 Vehicles
- Internal Footpaths and Access Routes

The approved scheme has been designed to provide a low-density holiday accommodation development that integrates with its rural surroundings whilst creating an attractive tourism opportunity within a popular visitor destination.

Planning: Planning permission has been granted by Dover District Council under reference 25/00353 for the change of use of land for the stationing of 9 mobile shepherd's huts as holiday accommodation, together with access, parking and landscaping. An information pack including the approved plans, Decision Notice, and other supporting documentation is available on request from the Agents e-mail r.murphy@finns.co.uk.

Method of Sale: The property is offered for sale by private treaty with a right reserved to take the property to auction, formal or informal tender at a later date.



Tenure and Possession: Freehold with vacant possession on completion.

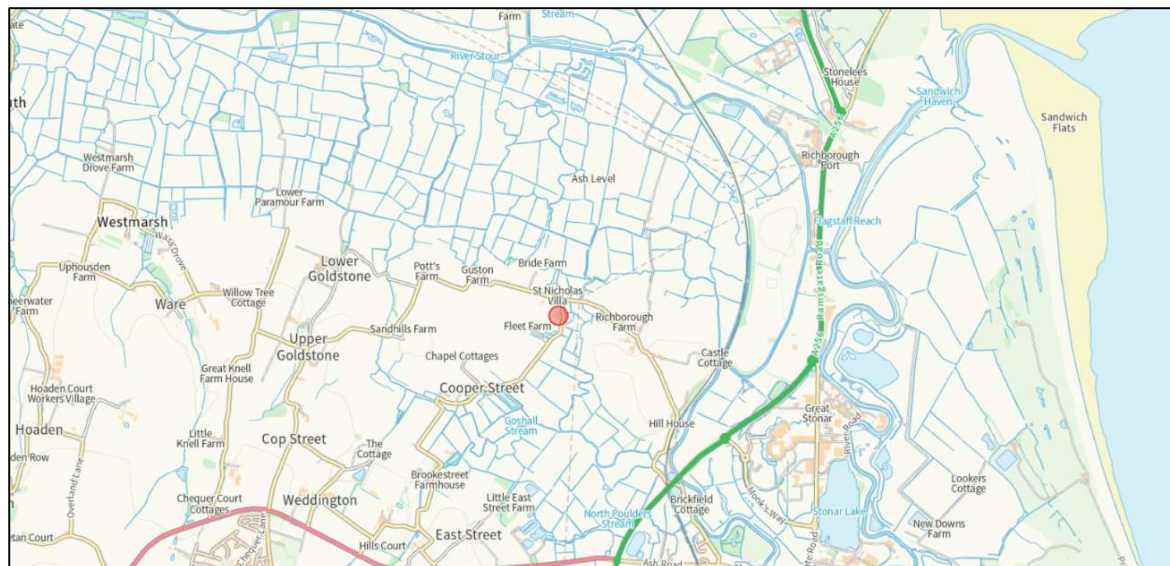
Rights of Way, Wayleaves and Easements: The property is sold to and with the benefit of all existing covenants, wayleaves and rights of way whether public or private specifically mentioned or not.

Services: Mains electricity and water are understood to be available nearby. Drainage is to be provided via a private system (subject to design and approval). Interested parties should make their own enquiries regarding service connections.

Boundaries and Acreages: The purchaser must satisfy themselves of the location of all the boundaries from their own inspection and from the Land Registry plans available. Areas are quoted for guidance purposes only and are given without responsibility which should not be relied upon as fact.

Purchaser Identification: In accordance with Money Laundering Regulations we are now required to obtain proof of identification of funds prior to agreeing a sale.

Viewing: Strictly by confirmed appointment with the Agent email r.murphy@finns.co.uk or 01304 612 147 (Option 3). If you are unsure of any of the details, please speak to Reuben Murphy.



Agents Notes

1. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.
2. The Agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.
3. The particulars of this property were produced in July 2026

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82 Castle Street
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Kent CT1 2QD
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The Brick Barn
Court Road
St Nicholas at Wade
Kent CT7 0PT
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