

Land at Church Road

COURT LODGE FARM, CHURCH ROAD, SEVINGTON, ASHFORD, KENT TN24 0LD

An attractive farmhouse, outbuildings and paddocks extending to 9.5 acres, with the potential for residential development (subject to planning)

For Sale via Auction - unconditional sale



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KEY HIGHLIGHTS

- A property with significant potential, comprising an attractive farmhouse, outbuildings and paddocks.
- Potential for residential development subject to planning permission (STPP).
- Site extending to approximately 9.5 acres / 3.9 hectares.
- Prominent urban fringe location south east of Ashford town centre. Pre-application advice already sought.
- Extensive further information available in the dataroom.
- Freehold for sale with vacant possession.



LOCATION

The site is located on the south eastern edge of Sevington, a village on the southern fringe of Ashford, Kent and is approximately 3 miles from the town centre. It is approximately 60 miles south east of Central London, 22 miles west of Dover, 17 miles north west of Folkestone and 20 miles south east of Maidstone.

Ashford benefits from excellent road links, with the property located adjacent to the A2070, which provides direct access to Junction 10A of the M20 to the north and the M2 via the A28. The town is served by Ashford International, a major railway station located 3 miles north west of the site. It provides regular and direct services to regional destinations such as Canterbury, Hastings and Brighton, as well as connecting to High Speed 1 (HS1). The station also offers direct services to London in as little as 38 minutes.

Ashford town centre is characterised principally by retail, leisure and community uses. There is broadly equal representation from independent and national businesses, retailers and eateries. Sevington itself has a residential village character, bordered by business parks and commercial uses.

SITUATION

The site is accessed via Church Road, which forms its southern boundary and links the A2070 to the HMRC Inland Border Facility located directly east of the site. A few detached residential properties are situated along Church Road.

St Mary's Church, which is Grade I listed, borders the site immediately to the north. To the west, the site abuts the road which provides vehicular access into the site, beyond which sits the A2070. The A2070 separates the site from the original village settlement of Sevington and the main built-up area of Ashford beyond.

TENURE

The property will be sold freehold and subject to vacant possession on completion. The property is registered at the Land Registry under Title Number TT29528.

The site, with the exception of the farmhouse, barn and veterinary building, is currently let, with vacant possession available on 3 months notice. A legal summary can be found in the data room.

DESCRIPTION

The property comprises a parcel of land extending to 3.9 hectares (9.5 acres). It offers significant scope for either residential development (STPP) or as a versatile residential dwelling. The site currently comprises:

- An attractive detached Grade II listed dwelling known as Court Lodge
- An associated Grade II listed barn
- Several farm outbuildings
- An equine centre/former veterinary building with attached manège
- Paddocks and hard standing yard area

The entirety of the site sits within Flood Zone 1 (least risk of flooding). There are no Tree Preservation Orders on the site, and it is not within a Conservation Area.

The site is mostly flat, with no physical topographic constraints identified.

PLANNING POLICY BACKGROUND

The Development Plan covering the site comprises the following documents:

- Ashford Local Plan 2030 (2019);
- Kent Minerals and Waste Local Plan (2016); and
- Kent Minerals and Waste Early Partial Review (2020).

The site falls outside of, but adjacent to the defined built-up area of Ashford and as a consequence, the following two policies of the Ashford Local Plan are considered most relevant to establishing the acceptability of the principle of the a residential development:

- SP2 - The Strategic Approach to Housing Delivery
- Policy HOU5 - Residential Windfall Development within the Countryside

Given the recent changes to government planning policy we consider a new development proposal would be more favourably received.

PLANNING HISTORY & POTENTIAL

The property presents a good opportunity for development given its infill position and proximity to Ashford's amenities and transport links.

The site was first considered for promotion in December 2022 when a formal pre-application request was submitted to Ashford Borough Council. The submission put forward a 96-unit residential scheme. In summary the Council found that:

1. The proposed development would be disproportionate to the scale of Sevington.
2. The proposed development would be harmful to the rural character of the area.
3. The site would be a poor location for housing which would be isolated from local services and public transport links, resulting in future occupiers being reliant on private motor vehicles.
4. The development of the site would also cause substantial harm to the significance of nearby heritage assets, in particular the Grade I Listed St Mary's Church.

In tandem with the pre-application engagement with Council, pre-application advice was sought from Kent County Council (KCC) with regard to highways matters relating to the Site. Within their response (4 January 2022), KCC raised a number of concerns regarding the access arrangements for the scheme and the accessibility of the site. However, they advised that many of the identified issues and queries could not be answered directly by KCC without prior consultation of National Highways.

Pre-application advice was also sought directly from Historic England (submission 12 April 2023), who set out that they believe the proposal would cause harm to the significance of the Grade I listed church and to an appreciation of its grouping with Court Lodge to the south. They categorise the level of harm as in the middle of the range of 'less than substantial' which noted for the re use of the listed buildings within the Site boundary.

More recently, and in light of the above feedback, the proposed scheme layouts were reviewed to produce two options enabling 75 and 69 residential units. To the right is an updated proposed scheme comprising a mix of 69 new residential properties with private rear gardens and associated infrastructure, including new roadways, open space areas, a play area and an attenuation pond. Advice on the revised proposals was sought from leading counsel which emphasised the importance of careful consideration to the scheme's heritage impacts. It concluded that a specialist heritage input coupled with a strong housing needs argument would place the scheme well to secure planning permission.

Applicants are advised to review the dataroom material in full and to make their own planning enquiries.



Proposed Site Layout - 96 Unit Scheme



Proposed Site Layout - 69 Unit Scheme

Land at Church Road Court Lodge Farm, Sevington, Ashford, Kent

EPC RATINGS

Court Lodge has an EPC rating of E and the equine centre / former veterinary building has an EPC rating of D. EPC certificates can be found in the Dataroom.

ADJACENT INLAND BORDER FORCE FACILITY AND SURROUNDING LAND

Immediately to the east of the property is the recently completed Inland Border Force Facility, that was developed under a Special Development Order (SDO). The SDO was laid in Parliament on the 3 September 2020 (The Town and Country Planning (Border Facilities and Infrastructure) (EU Exit) (England) Special Development Order 2020) and came into force on 24 September 2020. This use is permitted to continue until 31 December 2025.

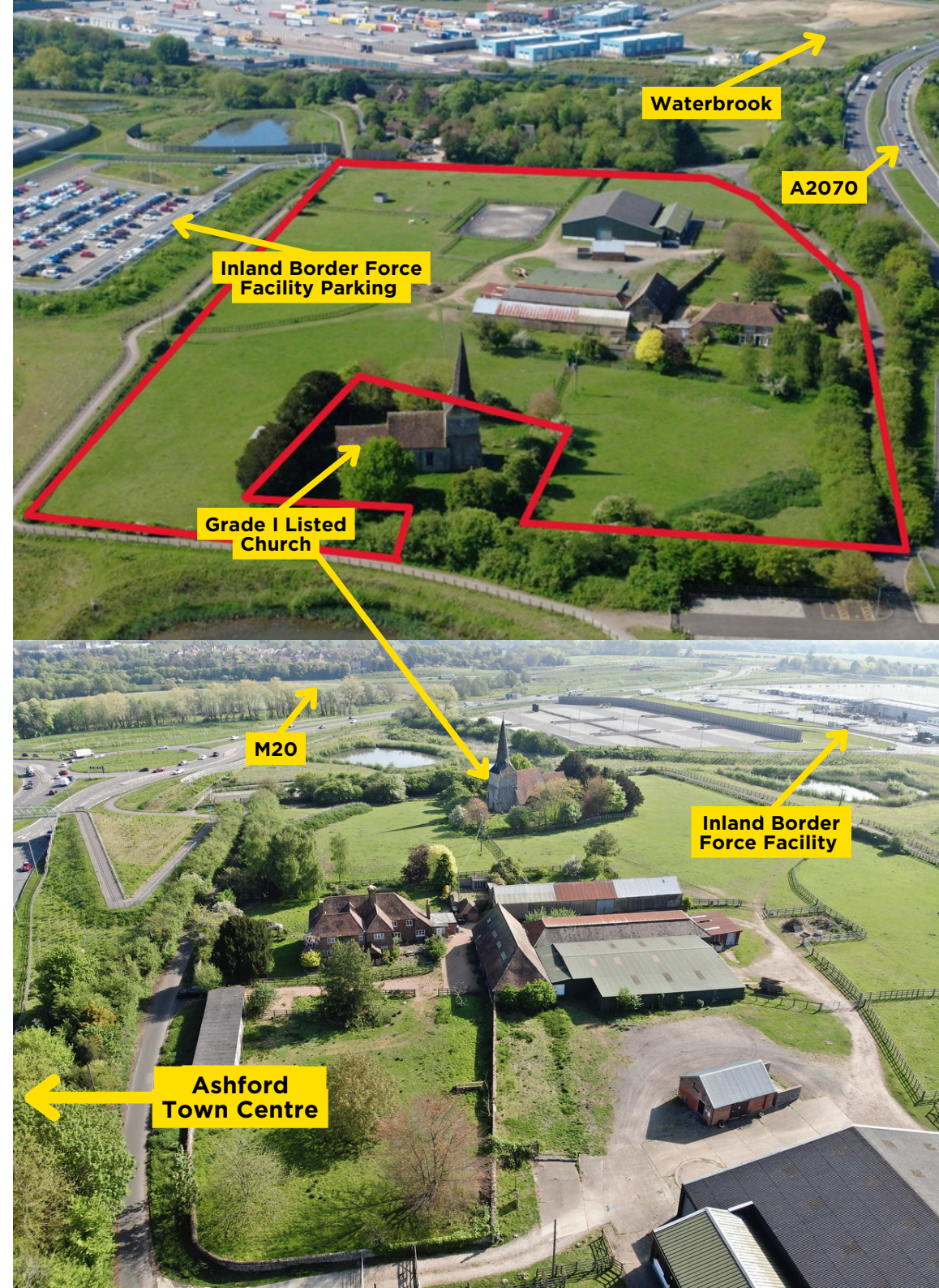
Prior to that, the site was allocated in the Ashford Local Plan as a strategic employment site and within this context, Planning Permission was granted in 2017 for:

"Development to provide an employment led mixed use scheme, to include site clearance, the alteration of highways, engineering works and construction of new buildings and structures of up to 157,616 sq m comprising: up to 140,000 sq m Class B8 (storage and distribution) use; up to 23,500 sq m of B1a/B1c Business (of which a maximum of 20,000 sq m of B1a); up to 15,000 sq m of B2 (general industry); up to 250 sq m of A1 (retail shops) and 5,500 sq m of sui generis to accommodate Kent Wool Growers together with ancillary and associated development including utilities and transport infrastructure, car parking and landscaping" (LPA ref 14/00906/AS).

A subsequent reserved matters application (19/00579/AS) was granted, and a lawful development certificate (19/01099/AS) was granted in 2019 to confirm that the permission had been lawfully implemented.

Further to the southwest of the property, planning permission (LPA Ref: 18/00098/AS) has been granted for a large residential and commercial development known as Waterbrook. This includes detailed planning permission for a 600 space truck stop, a 2,162 sq m service building and 6,308 sq m of B1 (b and c), B2 and B8 floorspace and outline planning permission for:

- a supermarket of 2,323 sq m;
- drive through restaurants;
- a petrol filling station;
- ancillary convenience store;
- car showrooms;
- neighbourhood retail uses;
- 8.9 hectares of employment uses; and
- 400 residential units.





Grade II Listed Dwelling (Court Lodge)



Grade II Listed Barn

SURVEYS

Reliance will be available on the following surveys:

- Phase 1 environmental
- Topography and measured

DATAROOM

Data Room access can be obtained by request to Bea Adamson (contact details overleaf).

The Dataroom includes:

- Planning summary
- Development layout plans
- Pre-app correspondence
- Counsel opinion
- Legal summary with title/lease information
- Utility report
- Floor plans
- Photographs

METHOD OF SALE

The site is being sold via auction on 21 April 2026. The catalogue entry is available to view on the Savills Auctions website as 'Lot 531'.

Refer to the legal pack with further information regarding contract, searches, pre-application advice, and tenancy details.

LEGAL COSTS

Each party will bear their own costs but should the purchaser withdraw from the transaction following agreement of heads of terms then the purchaser will be required to reimburse the seller's legal costs.

Land at Church Road Court Lodge Farm, Sevington, Ashford, Kent

Grade II Listed Court Lodge

Grade II Listed Barn

Barns / Farm Outbuildings

Equine Centre

Manège

Sevington

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RETAINED LAND & RIGHTS

The seller will not retain any land or rights as part of the sale.

VIEWINGS

For access onto the site and into buildings this is strictly by appointment with the selling agent, Savills.

SERVICES

Mains water, electricity and electric are assumed to be available. A utilities report can be found in the Dataroom. Prospective purchasers should make their own enquiries.

VAT

We understand the Property is not elected for VAT.

CONTACT

For further information please contact:

Sam Kirkaldy

skirkaldy@savills.com
01732 789 783

Bea Adamson

bea.adamson@savills.com
01732 789 777

Jeremy Lamb

jeremy.lamb@savills.com
07815 650 672

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