



# PRIME DEVELOPMENT OPPORTUNITY

LAND AT PLUCKLEY STATION, TN27 0RT



RAPLEYS



# THE LOCATION

The property occupies a highly accessible position immediately adjacent to Pluckley Railway Station, in the Borough of Ashford, Kent.

The site benefits from strong transport connectivity, with direct rail services to London Charing Cross, London Bridge, Cannon Street and Ashford International, providing onward connections to continental Europe via Eurostar, The M20 is located approximately 6 miles to the east, linking to the M25 and wider motorway network.

The surrounding area is predominantly rural in character, comprising open countryside, residential dwellings, and village amenities, with a mix of leisure and transport-related uses. The immediate frontage to the station approach ensures convenient accessibility for both vehicular and pedestrian users.



Pluckley is a well-connected village within easy reach of Ashford, a major commercial centre in East Kent, which has undergone significant regeneration, driven by the expansion of retail, business and residential development around Ashford International Station.





# SITE DESCRIPTION



The site comprises the former Coal Yard and adjoining land located immediately to the north of Pluckley Railway Station, as shown edged in blue on the plan. Extending to approximately 0.41 hectares (1 acres) the land is broadly level and directly accessible from the station approach.



Historically associated with the station, the Coal Yard forms the southern part of the site, while the northern area consists of open ground with potential for a variety of alternative uses (subject to planning). The location adjoins Station Cottages, the former goods yard, and nearby residential and commercial premises.



SALE AREA: **4,123 sqm** ROW / SERVICES



# PLANNING

The property is located within the jurisdiction of Ashford Borough Council, within Flood Zone 1, and is not subject to any heritage or ecological designations.

The existing use comprises the former Coal Yard and associated railway land adjoining Pluckley Station. The site is currently vacant and has historically been used for rail-related operational purposes but is no longer in active use.

There are no standing buildings on the land, and it now consists of a cleared yard area together with open ground to the north.

The land does not appear to have been subject to any significant recent planning applications, and its historic use would be included within a sui generis class (railway/operational land) rather than a defined planning use class. Any future redevelopment will therefore require the grant of planning permission for an alternative use.

Current planning policy indicates that while Pluckley is a rural settlement outside the main built confines, there is scope to promote redevelopment on the basis that the site constitutes previously developed land. Potential future uses may include residential development, small-scale community or transport-related schemes, or open storage and other low-intensity commercial uses, subject to design quality and engagement with the local authority.

Given the site's direct adjacency to Pluckley Railway Station and its sustainable transport connections, there is potential to explore either modest residential development or commercial uses such as open storage, providing a sensitive balance between the station environment and the surrounding countryside





# POTENTIAL FUTURE DEVELOPMENT OPPORTUNITIES

The site offers a range of potential redevelopment and alternative use opportunities, subject to planning. Its location immediately adjoining Pluckley Railway Station provides strong connectivity to Ashford, Tonbridge, and London, making it well-suited to uses that can benefit from direct access to rail services.

**Potential future opportunities may include:**

- **Residential Development** – given the site’s adjacency to existing housing and its semi-rural setting, there may be scope for a modest residential scheme, particularly smaller dwellings or apartments suited to commuters.

- **Commercial or Community Use** – the site could accommodate small-scale employment space, a community facility, or services linked to the station, enhancing local amenity.
- **Mixed-Use Proposals** – a combination of residential and station-related facilities could also be considered, depending on planning policy support.

Redevelopment will require engagement with Ashford Borough Council and consideration of relevant local plan policies.

The land’s vacant status and strategic position adjacent to the railway station mean it presents a rare opportunity for redevelopment in Pluckley, where development opportunities are otherwise limited.





## VIEWINGS

- Strictly via appointment through Rapleys.
- Viewing days will be arranged during the course of the marketing period.

## OFFERS

- Offers are invited on an unconditional and subject to planning basis.

## UTILITIES

- Services are subject to an agreement being made with the adjoining train company.

## BIDS & SUBMISSION

- Offers are invited on an unconditional basis with no deferred payment.

### **All submissions should include the following information:**

- A 10% deposit will be required upon exchange of contracts.
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding and any third party approvals required.
- Please confirm you and your solicitors have reviewed all the documentation contained within the Data Room.
- Provide details of the solicitors who will be acting on your behalf in this transaction.

## IDENTITY CHECKS/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will need to provide proof of identity and residence.

For a Company, any person owning more than 25% must provide the same.

## DEADLINE

- Midday, 7 November 2025
- Our client reserves the right not to accept the highest or any other offer received.





# CONTACTS



SERENA ESSES

07443 053 241  
serena.esses@rapleys.com



ANGUS IRVINE

07767 463 884  
angus.irvine@rapleys.com



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