

Plot Passport 1.22

Kennington, Ashford

Orchard Farm

Type	Detached House
Plot price	£359,950
Plot area	523m ²
Building area ^(GEA*)	68m ²
Extension area ^(GEA*)	55m ²
Floor area ^(GIA**)	199m ²
Garden area	400m ²



	Building area		Garden
	Extension area		Potential parking space
	Building line		Front door
	Plot boundary		North arrow
	Hedge		

PLANNING REGULATIONS

Building

1. A maximum of one dwelling can be built on the plot within the orange and beige building area. Outside the orange area small overhangs such as eaves, gutters, windowsills, etc are possible up to 250mm from the facade.
2. The front wall is located on the yellow and black dashed line and the height of its eaves is at least 3 metres.
3. The building in the orange building area has a pitched roof at between 40° and 70°. The ridge and the eaves of the roof are orientated parallel to the front wall facing the yard. The height of the ridge and the eaves can be up to 11 and 6 metres respectively.
4. The building in the beige extension area has a pitched

roof or a flat roof. The height of the ridge and eaves of the pitched roof can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4 metres.

5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The front walls facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies etc.

Materials

7. External walls are clad in any of the following in any combination; red brick, Kentish tiles, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively, up to 40% of any external walls can be clad in white



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render.

8. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
9. External windows and doors are made from timber, metal, or a combination of both.

Plot

10. On the plot the buyer will plant and maintain at least one tree.
11. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.
12. Where shown on the drawing, the buyer will plant and maintain a hedge to be no higher than 1 metre where it faces a public space and no higher than 2 metres where it faces a neighbouring plot. Hedge planting to be native species; 0.8 – 1 metre high bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence.
13. Refuse bins are stored within the plot not visible from adjacent public spaces.

LEGAL REGULATIONS

1. On signing the Reservation Agreement and paying the non-refundable fee of £500, the purchaser reserves the plot for 9 weeks (the Reservation Period).
2. Within this Reservation Period, the purchaser can exchange contracts to purchase the plot with an initial deposit of £5,000. The Purchase Agreement includes the Golden Brick Works unless otherwise decided by the purchaser in the Reservation Period.
3. Completion of the Purchase Agreement with Golden Brick will take place within 12 months of the exchange of contracts. Completion of the Purchase Agreement without Golden Brick will take place within 9 months of exchange of contracts.
4. Before completion of the Purchase Agreement (with or without Golden Brick Works) the purchaser has to obtain the “release of planning conditions” approval from Ashford Borough Council, in respect of outline planning permission 19/00834 and reserved matters approval PA/2023/0338.
5. Before completion of the Purchase Agreement with Golden Brick Works (if applicable), and within 9 months of exchange of the Purchase Agreement, the purchaser has to provide acceptable proof of funds (e.g. a formal

mortgage offer); procure a building contract in the approved form for the Golden Brick Works (the Golden Brick Contract), including fully designed details and cost of the Golden Brick Works, signed by their contractor and naming Orchard Farm Kent Ltd (OFKL) as the Employer; and pay a second deposit in respect of the Purchase Agreement equal to 10% of the plot price.

6. The freehold interest in the serviced plot is sold with full title guarantee. The price is excluding VAT and other taxes.
7. OFKL will construct the necessary infrastructure so that the plot is Ready to Build once the Purchase Agreement for at least 50% of the plots is signed.
8. The completion of the Purchase Agreement will be possible about 18 months from resolution of the Nutrient Neutrality issue or earlier if appropriate. (subject to condition no. 7)
9. The construction of the house will be finished within 2 years of the completion of the Purchase Agreement. When the Completion Certificate of the house is signed by the Building Control Officer the purchaser must live in the house for at least 1 year.
10. The Plot Passport and the Plot Plan are fixed 6 months after the first Contract to Purchase is exchanged. Thereafter, OFKL can make rearrangements in the plot plan and/or changes to the regulations in the Plot Passport.
11. All building activities and related work during the construction of the house (including storage, construction site, workspace, etc.) are restricted to within the plot area.
12. The Finished Floor Level (FFL) for the ground floor of the new build house is 45.60m Above Ordnance Datum (AOD).
13. Main utilities (electricity, water, foul and surface sewers, and full fibre telecoms) will be in place and accessible at the boundaries of the plots. The buyer is responsible for making all necessary connections. There will be no mains gas supply at Orchard Farm.

SUBJECT TO CONTRACT

Any information in this Plot Passport may deviate from the Purchase Agreement in the event of unforeseen circumstances, content inconsistencies and incompleteness; in that case the Purchase Agreement takes priority over the Plot Passport; in particular, all measurements may vary by up to 5%.

* GEA = Gross External Area (ground floor)

** GIA = Gross Internal Area (all floors of entire building area)