

Excellent Single Plot with Detailed Consent

This c. 0.13 ha (c. 0.31 acre) site is offered with detailed Planning Permission for an attractive 4 bed Chalet Bungalow with detached double garage.



Provided for Illustrative Purposes Only

Land Adjacent to The Gables

Guide Price £250,000-£300,000

Leeds Road
Sutton Valence
Kent, ME17 3LS

For Sale

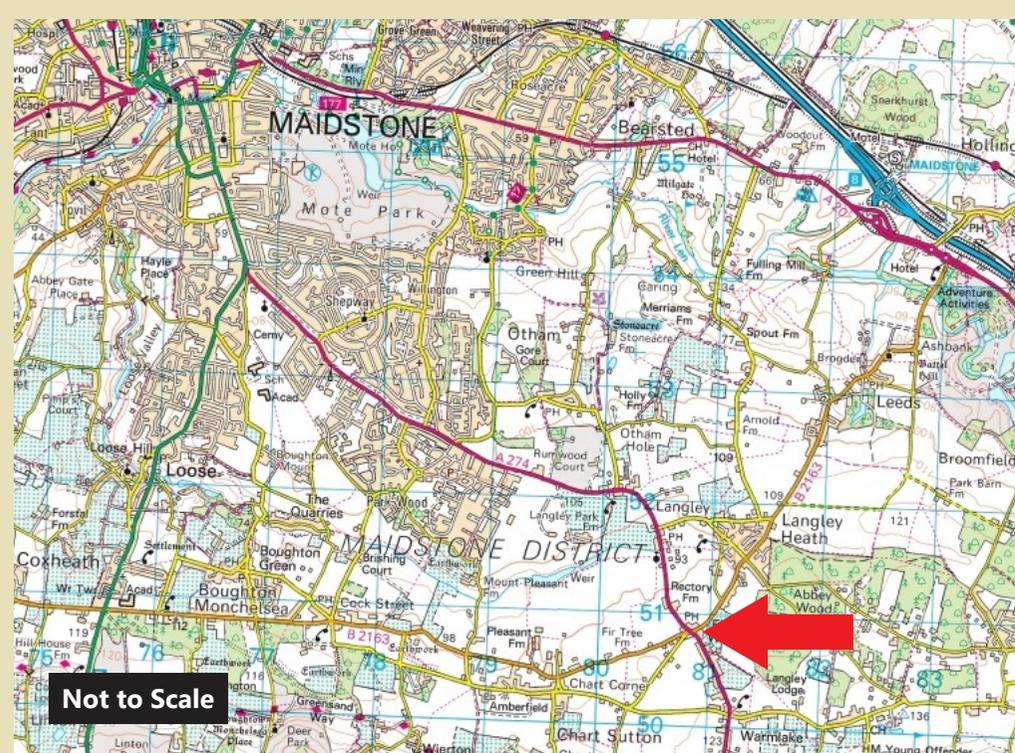
Location

The site is located in the small hamlet of Five Wents between the villages of Leeds, Sutton Valence, Langley and Chart Sutton. These local villages each provide a range of various local shops and services and there are a number of country style pubs in and around the area.

Maidstone town centre is around 4.5 miles to the north west and offers an excellent range retail, restaurants and leisure facilities, including an Odeon Cinema at Lock Meadow.

Bearsted station is around 4 miles to the north where regular services to London Victoria are available with a journey time of around 1 hour 15 minutes. Headcorn station is around 5 miles to the south and offers services to London Charing Cross and London Cannon Street with a journey time of around 1 hour and 10 minutes.

The site is close to the motorway network and Junction 8 of the M20 is only around 3 miles north.



Site Description

The site extends c. 0.13 ha (c. 0.31 acres) and is formed from garden land formerly associated with The Gables and Rosmann properties. The site is generally level and has been cleared in the main, although the vendors intend to leave a mature planted boundary to the border with the Maidstone Road. The site will utilise a new access from Leeds Road. The access and majority of the site boundary's are being established by the vendor with newly installed close board fencing or brick wall.

Planning and the Proposed Scheme

Detailed planning permission was approved by Maidstone Borough Council on the 4th May 2017 under planning reference 16/507377/FULL for a new 4 no. bedroom chalet bungalow and detached double garage located in the centre of the plot. The approved plans show an attractive property with a layout comprising a central hallway with a large open plan kitchen/family room as well as two further separate reception rooms on the ground floor with 4 no. bedrooms, a family bathroom and en-suite to the master bedroom on the first floor.

Restrictions

As a condition of the sale the vendors will require the following restrictions:

- That only one property will be allowed to be constructed at the site.
- It is accepted that the purchaser may wish to amend the proposed scheme, but any future proposal at the site will be restricted to a one storey property with accommodation in the roof space i.e. a Chalet bungalow.
- The vendors will require consultation on any proposed amendments prior to the submission of any planning application/minor amendment or the commencement of any works that differ significantly from the proposed scheme.

Further Information

Copies of the planning documents and proposed plans and elevations as well as other reports are available to download from our website at www.rpclandandnewhomes.co.uk.

Tenure

The site is to be sold on a freehold basis with vacant possession upon completion with the restrictions as outlined previously.

Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service and drain the proposed development.

A Southern Water foul sewer crosses the site at the north in a east/west direction. A plan is available to download and is provided for information purposes only. It is understood that the proposed scheme can be constructed without the need to divert this sewer, but this will be the responsibility of the purchaser to clarify and satisfy themselves accordingly.

VAT

It is understood that VAT will not be applied to this transaction.

Viewing Arrangements

The site is secured and it is difficult to get a good impression of the site from the public highway. All viewings must be accompanied by the agent. If you would like to view the site please contact Graeme Dowd on 01634 835900 or 07904 372142 to make the necessary arrangements .

Offers

Unconditional offers are invited , subject only to contract.

All offers should be accompanied with evidence of funding, your anticipated timescale from agreement to an exchange of contracts and details of any on-site due diligence that you intend to undertake prior to an exchange of contracts.

As a Regulated industry under anti-money laundering regulations RPC Land & new Homes will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued.

The vendor's are not obligated to accept the highest or any bid made.

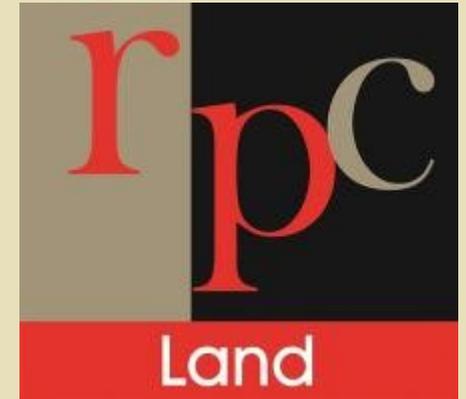
Agents Details

For further information please contact the agents:

Graeme Dowd

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