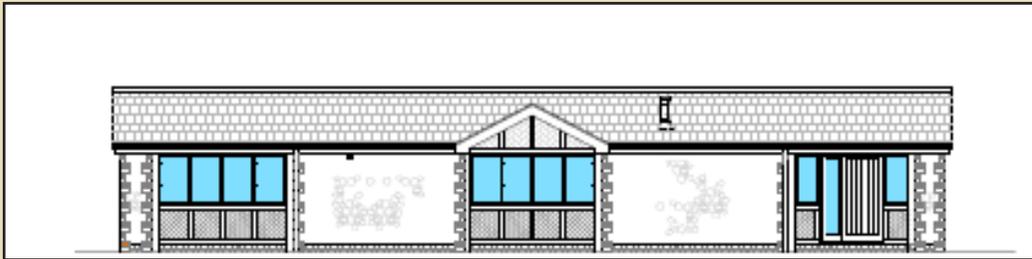


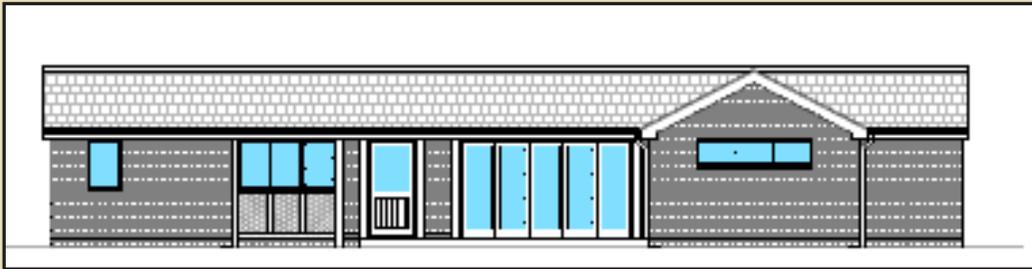
Excellent single building plot with detailed planning consent for an attractive 2 bedroom detached bungalow situated in a sought after rural position. Considered ideal as a self build opportunity. Ground works & utility connections already undertaken.



Front Elevation



Rear Elevation



## Land rear of Barkers Cottages

New Cut, off Dean Street,  
East Farleigh  
Kent  
ME15 0HR

**For Sale**

## Site Description

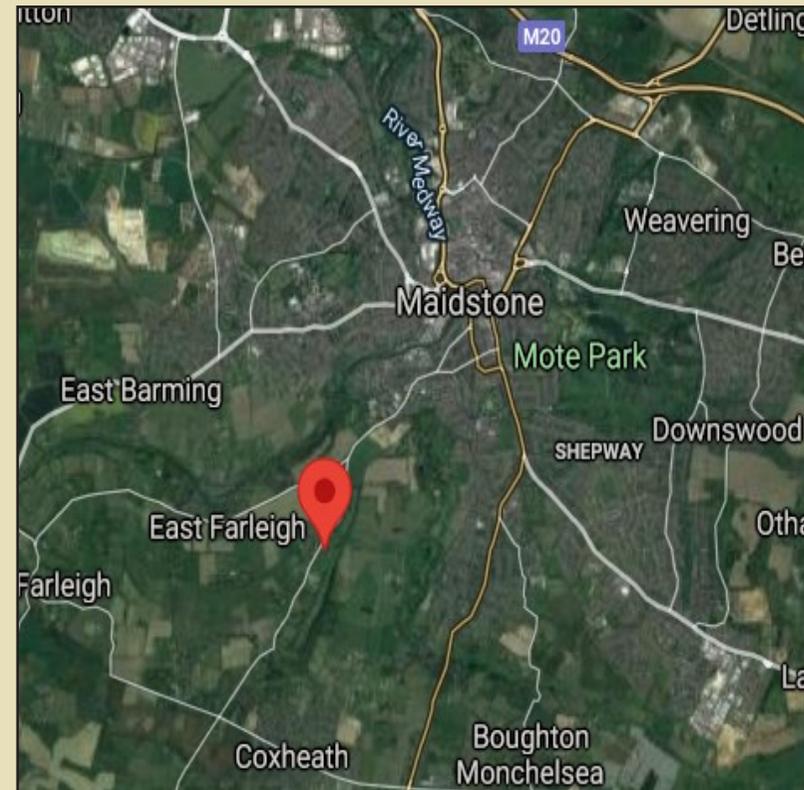
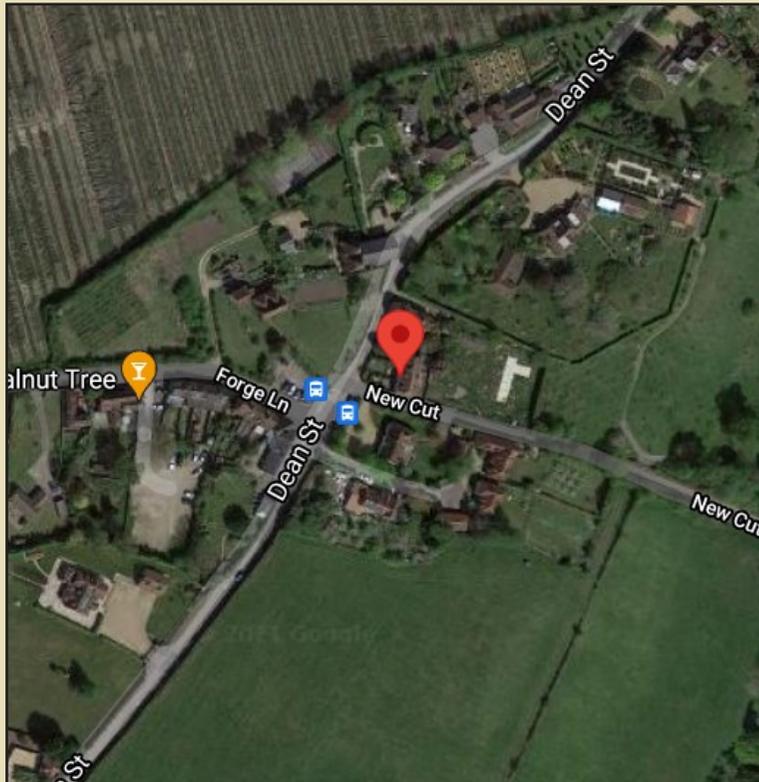
The site covers an area of approx. 1,300 sq. m is regular in shape and generally flat. For many years the area was used for agricultural purposes but since the 1950s has been used for commercial storage. There is a large building (approx. 18.5m x 6.3m external) in the north west corner built of brick and rendered, with southern slope of roof slated and northern slope with corrugated asbestos sheeting. The site is bounded by high conifer hedging to the North and East, with the southern boundary enclosed by an attractive limestone wall.



Existing building for storage

## Location

The site is accessed off a quiet country lane known as New Cut which is accessed off Dean Street, and is within a part of East Farleigh containing a group of dwellings including detached houses, terraced cottages, converted oast and single storey dwellings. Lying partly within the Dean Street Conservation Area, the site is in a pleasant rural position but well connected to Maidstone Town Centre (approx. 2.5 miles) by local bus services and only some 10 minutes drive by car. The nearest main supermarkets are in Farleigh Hill (approx. 1.2 miles) providing a Tesco and Lidl. There is a local primary school within walking distance with East Farleigh railway station approx. 5 minutes car drive.



## Planning

Detailed planning consent was granted by Maidstone Borough Council under ref nos 15/504242/FULL dated 26th October 2015 for the erection of a detached bungalow. This consent was enhanced by a further (minor material application) under ref nos. 18/504312/FULL dated 22nd October 2018 for the current consent of a detached 2 bedroom bungalow with various conditions. An application under ref nos 19/500571/sub was granted on the 3rd September 2019 for the discharge of conditions 2/3/4/5/6/7/9 & 10. For further information go to our website [rpcland.co.uk](http://rpcland.co.uk) or visit the Maidstone Borough Council planning website.

## Proposed Dwelling

An attractive detached bungalow of brick with random limestone insets under a slate roof and comprising:-

Entrance hall, cloakroom, living room, kitchen/diner, bedroom 1 with en-suite bathroom, bedroom 2 with en-suite shower room.

Outside - Garaging, large building for domestic storage. Enclosed gardens to the front & rear

## Work currently undertaken

The current owner in October 2018 constructed all structural ground works including:-

- 1) Foundations and blockwork to DPC together with block & beam slab.
- 2) All foul drainage including main connection to the highway.
- 3) Storm water drainage installed including soakaway chamber.
- 4) Water & electricity main installed by utility companies with builders supply electric box on site.
- 5) Quantity of Faced Ragstone for the build

### Note

- 1) All building works have been inspected and approved as work progressed
- 2) The owner will grant a license for all plans surveys & reports to the preferred bidder.

## Services

Mains water, foul drainage & electricity connected to the site.

## Tenure

Freehold with vacant possession on Completion.

## Price

Offers invited in the region of £350,000, subject to contract.

Note - The owner will be seeking overage in the event the buyers or their successors in title obtain planning consent for a 2nd residential dwelling on the site.

## Viewing

The site may be viewed at any reasonable time during daylight hours totally at their own risk, through a small gap in the Heras fencing.

Note - Building sites are dangerous and no children should be taken onto the site.

## Method of Sale

Offers are invited for the freehold, subject to contract only

The deadline for receipt of offers will be no later than noon 15th July 2021

Bids must be made in writing and addressed to Peter Randall, RPC Land & New Homes, 158 High Street, Tonbridge, Kent, TN9 1BB. email [p.randall@rpcland.co.uk](mailto:p.randall@rpcland.co.uk)

In submitting your bid please provide the following details:-

1. Offer price for the property
2. Details of any conditions attached to the bid
3. Details of due diligence required prior to exchange of contracts
4. Proof of funding

## Agents Details

Peter Randall

Mobile: 07932 015233

Tel: 01732 363633

Email: [p.randall@rpcland.co.uk](mailto:p.randall@rpcland.co.uk)

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

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