



# EXCEPTIONAL RESIDENTIAL DEVELOPMENT SITE

ALLOCATED FOR 25 DWELLINGS IN ATTRACTIVE SEMI-RURAL LOCATION TO THE SOUTH OF MAIDSTONE



Boughton Mount

Boughton Lane

Boughton Monchelsea

Nr Maidstone

Kent

**For Sale**

# Summary

RPC Land and New Homes has been instructed by Kent County Council to seek proposals for the development of this site on a subject to planning basis.

Part of the site (approximately 4.4 acres) has been allocated for 25 dwellings in the Maidstone Borough Local Plan (Adopted October 2017). KCC's planning consultants are arranging a pre-application meeting with Maidstone Borough Council following which the site will be formally marketed.

At this stage we are seeking expressions of interest and please refer to 'Method of Sale' overleaf for further information.

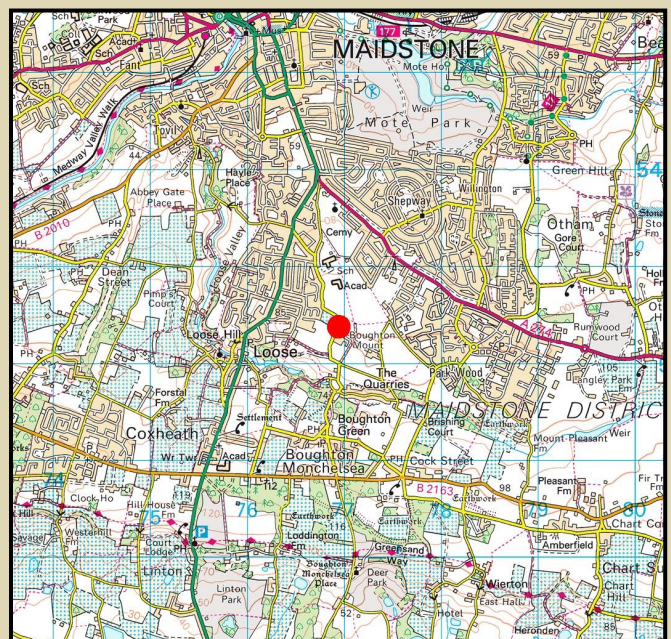
Accordingly, these details provide a broad overview of the opportunity with more detail to follow.

# Location

The site is located in a semi-rural location to the south of Maidstone urban area.

Boughton Monchelsea lies approximately 1km to the south and Maidstone town centre is 3km to the north.

Being close to Maidstone the development will benefit from a full range of education, leisure and retail facilities.



# Description and site area

The site is accessed from Boughton Lane and includes a former social education centre which has been closed for some years. The northern part of the site comprises a number of buildings and this built area forms the development part of the site. The southern part of the site comprises garden and woodland areas which will be restored and managed.

The site extends to approximately 11.3 acres with about 4.4 acres included within the allocated development area.



# Planning

Part of the site has been allocated for housing and the Local Plan extract states that approximately 25 dwellings would be appropriate. The built development area will be restricted to approximately 1.8 hectares (4.4 acres). There are various principles for the development which are set out in the Local Plan Policy H1 (H52) and a copy of the extract is available to download from our website [www.rpclang.co.uk](http://www.rpclang.co.uk)

KCC's planning consultants are in the process of preparing a detailed planning brief and part of this process will include a meeting with Maidstone Borough Council. Full details of this planning brief will be made available to interested parties as part of the bidding process.

## Method of Sale

At this stage we are seeking expressions of interest.

Following this stage we will set out in detail the process for submitting bids for the site.

**Please contact Mark Linington to register your interest**

### Agent Details

For further information or to book a viewing appointment please contact RPC or visit our website at [www.rpclang.co.uk](http://www.rpclang.co.uk)

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