

# Residential development opportunity in an attractive village with detailed consent.

Located in the North Downs village of Lynsted, the site comprises a large 3 bed chalet bungalow requiring modernisation and detailed planning permission for two detached 4 bed houses in the grounds.



Provided for Illustrative Purposes Only

**Archirondal**

Toll Lane  
Lynsted, Sittingbourne  
Kent, ME9 0RH

**Offers in the Region of £750,000**

**For Sale**

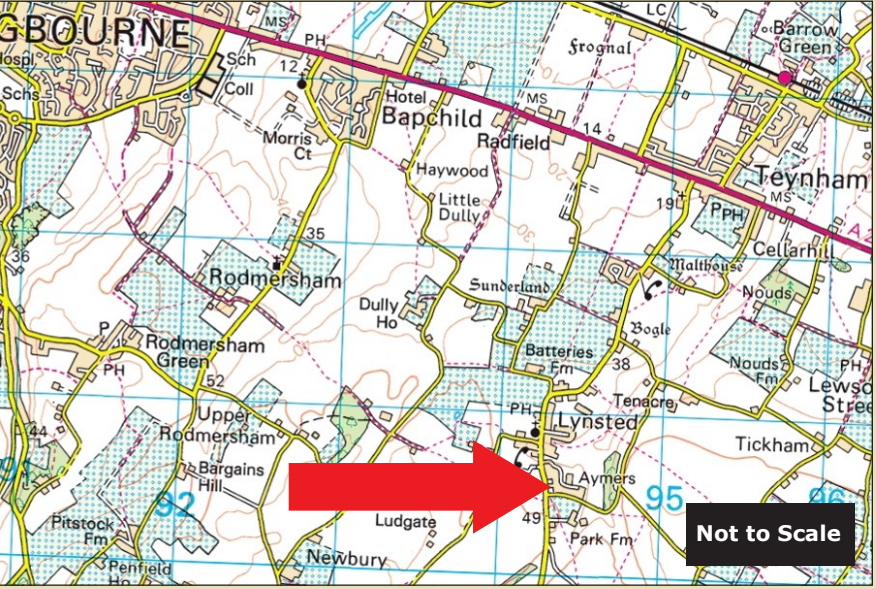
# Location

Lynsted is a typical old English village with an ancient parish church, St. Peter and St. Paul, a local pub, The Black Lion, and a village duck pond. The village also boasts a selection of Listed period houses and there is a well regarded village primary school.

The nearby village of Teynham offers a wider range of amenities including pubs, restaurants, supermarkets, a primary school and a mainline station. A even wider range of shops and services is available in Sittingbourne around 4 miles to the west.

Teynham Railway Station offers regular services to various London stations including Victoria, Cannon Street and St Pancras with a journey time of around 1 hour and 15 minutes.

The A2 is 1.5 miles north which connects to Junction 5 of the M2 motorway around 8 miles to the west.



# Site Description

The site extends to c. 0.22 ha (c. 0.54 acres) in size and is generally level, with a long private drive. The existing property is a bespoke chalet bungalow that was built in the mid 1980's.

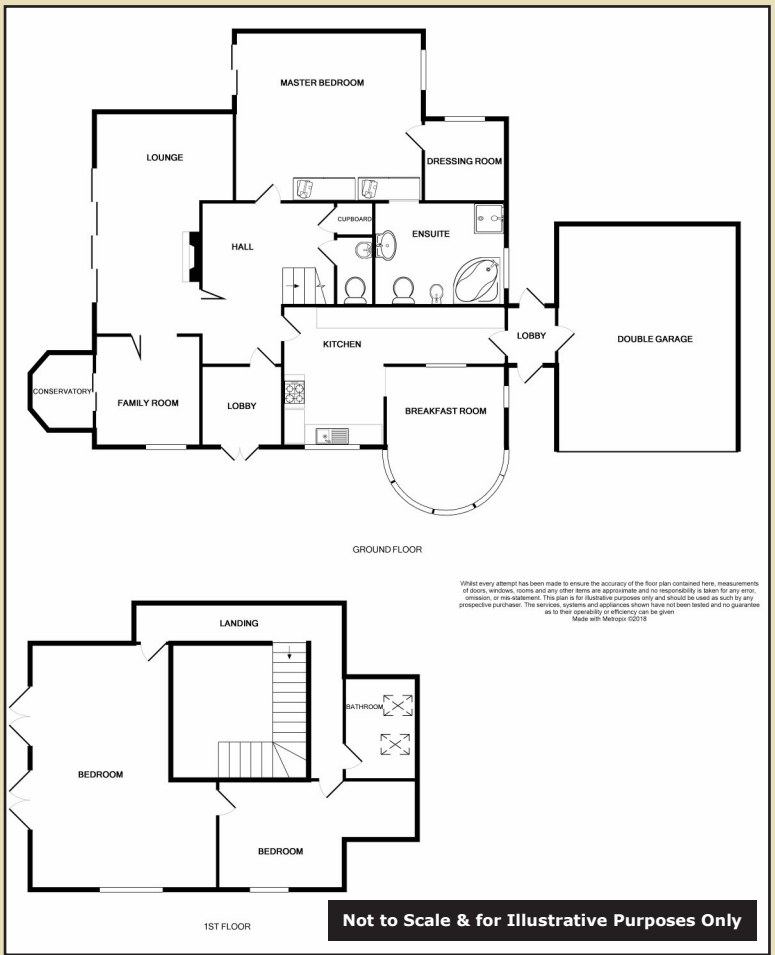
The bungalow extends to c. 2,500 sqft in size and currently comprises 3 bedrooms and ample living space (see the adjacent floor plan) with both an attached double garage and detached single garage. There are rear and side gardens and a large area of brick paved hardstanding suitable for parking to the front.

# Planning and the Proposed Scheme

The site benefits from outline planning permission granted by Swale Borough Council on 20<sup>th</sup> July 2018 under application no. 18/502736. Reserved Matters have been subsequently secured on the 28th November 2019 under application no. 15/504821/REM.

The bungalow is to remain with it's double garage and large rear garden. The single garage will be demolished to create the access through to the side garden for the proposed development. The new houses will share the existing access drive with the bungalow.

The proposed scheme comprises 2 no. 4 bed houses each over two storeys. The units are c. 120 m2 (c. 1,291 sqft) and 116 m2 (c. 1,248 sqft) in size and both show an open plan kitchen/family room with lounge, utility and study on the ground floor and 4 no. bedrooms on the 1st floor with an en-suite to the master bedroom. The elevation drawings show each property with bi-fold doors to the rear garden and House One has an attractive double height bay window. Externally each property has a good sized rear garden with two allocated parking spaces each. In addition, there are two further visitors spaces on the site



## **Further Information**

Copies of the planning documentation and proposed plans are available to download from our website at [www.rpclangandnewhomes.co.uk](http://www.rpclangandnewhomes.co.uk).

## **Energy Performance Certificate**

An EPC for the property is available to download from our website.

## **Tenure**

The site is to be sold on a freehold basis with vacant possession upon completion.

## **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.

## **VAT**

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

## **Viewing Arrangements**

The site is secured and difficult to view from the public highway.

The house has been unoccupied for some time. We are therefore able to offer viewings, but these will have to be completed in a safe manner respecting all current Government guidance.

To discuss the arrangements and book a viewing please contact Graeme Dowd on 07904 372142.

## **Offers**

Unconditional offers (STC only) are invited for the freehold.

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 any terms are agreed.

The vendor is 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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