

Exceptional Residential Development Site

Located in an attractive semi-rural location and allocated in the adopted Local Plan for around 25 dwellings



For Illustrative Purposes Only



Boughton Mount

Boughton Lane
Boughton Monchelsea
Maidstone, ME17 2NA

For Sale

Location

The site is located in a semi-rural location just under 1 mile north of Boughton Monchelsea village which provides a local shop, post office, pub and restaurant.

Maidstone town centre is around 3 miles to the north and provides a good range of shops, services restaurants and leisure activities. There are a number of excellent Primary, Secondary and Grammar schools in Maidstone with the New Line Learning Academy and Tiger Primary school both within close proximity of the site.

Maidstone East station is in the town centre and offers frequent services to various London stations with a journey time of around an hour.

Junction 6 of the M20 motorway is around 4 miles to the north and provides connections to the M25 to the west and the Channel ports to the east.

Site Description

The site is accessed off Boughton Lane, is broadly regular in shape and extends to a total of c. 4.6 ha (c. 11.3 acres) with c. 1.8 ha (c. 4.4 acres) included within the allocated developable area.

The site was originally the location of a large Country House which was ruined in a fire shortly after the Second World War. It now comprises a complex of buildings last used as a Special Education facility and partly as a KCC horticultural nursery until approximately 2010. All the buildings are located predominantly in the northern part of the site. This area represents the development site and as well as the more recent disused buildings it includes historic walled areas and a prominent water tower/barn, which Maidstone Borough Council wish to be integrated into any proposed redevelopment of the site. The restrictive use covenant has been overridden using KCC’s Statutory powers enabling development subject to appropriate consents.

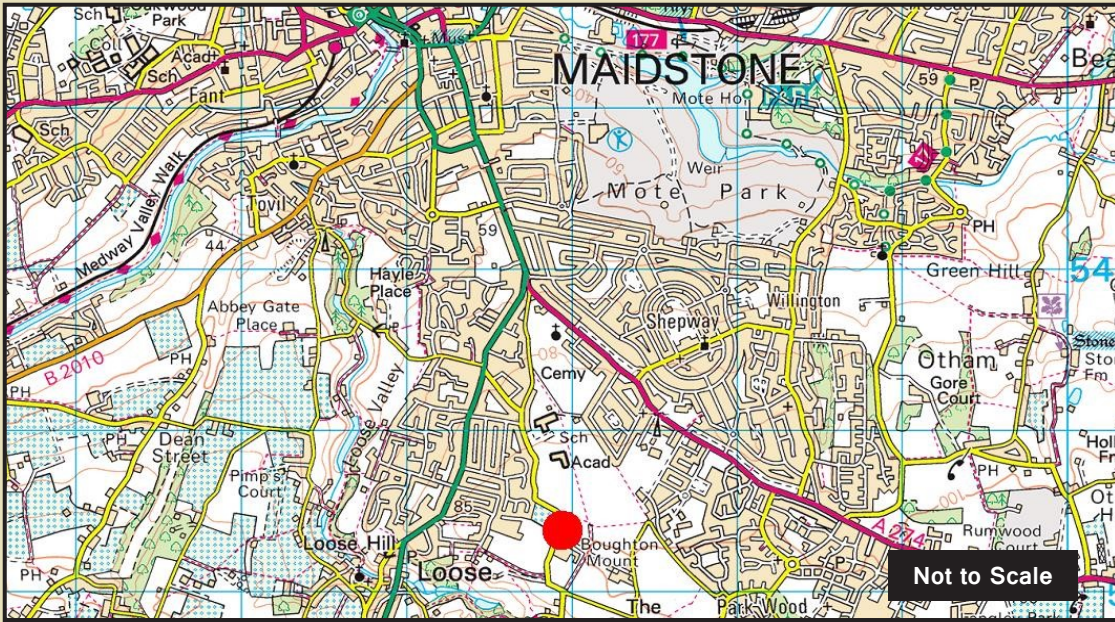
The southern part of the site comprises overgrown gardens and woodland as well as a Grade II listed Ha-Ha and Folly as well as an ornamental pond.

Allocation and Pre-App Advice

The site benefits from an allocation in the newly adopted Maidstone Local Plan (Policy H1 (52), thus confirming the principle of residential development at the site. Policy H1 (52) is worded as follows: ‘Boughton Mount, as shown on the policies map, is allocated for development of approximately 25 dwellings at an average density of 14 dwellings per hectare....’ Among several other detailed criteria the Policy indicates that development will be restricted to the currently developed area and any Planning Application will need to be accompanied by a viability assessment and appraisal showing the proposal is the minimum required to secure the retention and restoration of the Ha-Ha, The Folly, The Water Tower, The Barn, The Walled Garden Walls, Other Ragstone Walls and the Parkland/Garden.

In order to establish some further parameters, KCC instructed DHA Planning to submit Pre-App on the 18th October 2018. This included a Design document setting out the attributes of the site as well as some of the constraints. It included two Concept layout plans comprising 31 and 46 no. units respectively. Maidstone Borough Council responded on the 18th March 2019 and included detailed comments from the Conservation Officer. The response is available and is generally positive, particularly for the 31 no. units scheme. Please note some of the concept masterplans make reference to a potential Scout facility within the woodland. It is understood this is no longer required and does not need to be considered going forward.

It is likely that the woodland area (shaded red on the aerial photo) will ultimately be made accessible to the public and its future management/tenure will be discussed with various parties interested in managing the woodland at an appropriate time. The final boundary between the development site and the woodland is yet to be determined. A Tree Survey of the woodland will be available.



Further Information

A range of pre-app and other survey work has been undertaken at the site including:

- Pre-App Covering Letter and Design Document
- Pre-App Response from Maidstone Borough Council
- Local Plan Policy Extract
- Visual Structural Survey of the Water Tower, Out House and Garden Wall
- Heritage and Archaeological Assessment
- Arboriculture Report
- Ecological Report and Bat Scoping Assessment. Further assessment work is underway and the results will be made available when completed.

These can all be downloaded from **www.rpclanglandandnewhomes.co.uk**

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 the availability and sufficient capacity at the site in order to service any proposed development.

VAT

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

Viewing Arrangements

The whole site is secured by palisade fence and only a general impression of the site can be gained the public highway. If you would like a more detailed inspection of the site then prior arrangement will need to be made through the agent.

Offers

Kent County Council is seeking a developer with a bold vision in order to make best use of this important but challenging site. We are seeking proposals on a conditional, subject to planning, basis for the freehold by way of Informal Tender.

Only offers in writing will be considered and all offers **MUST** include details of your proposed scheme, your planning strategy as well as a complete description of any site due diligence that will be required prior to an exchange of contracts. In addition, evidence will be required to demonstrate that funds are available to complete the transaction.

The closing date for offers is **12 noon on Friday 6th December 2019**.

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 is not obligated to accept the highest or any bid made.

Agents Details

For further information please contact the agents:

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