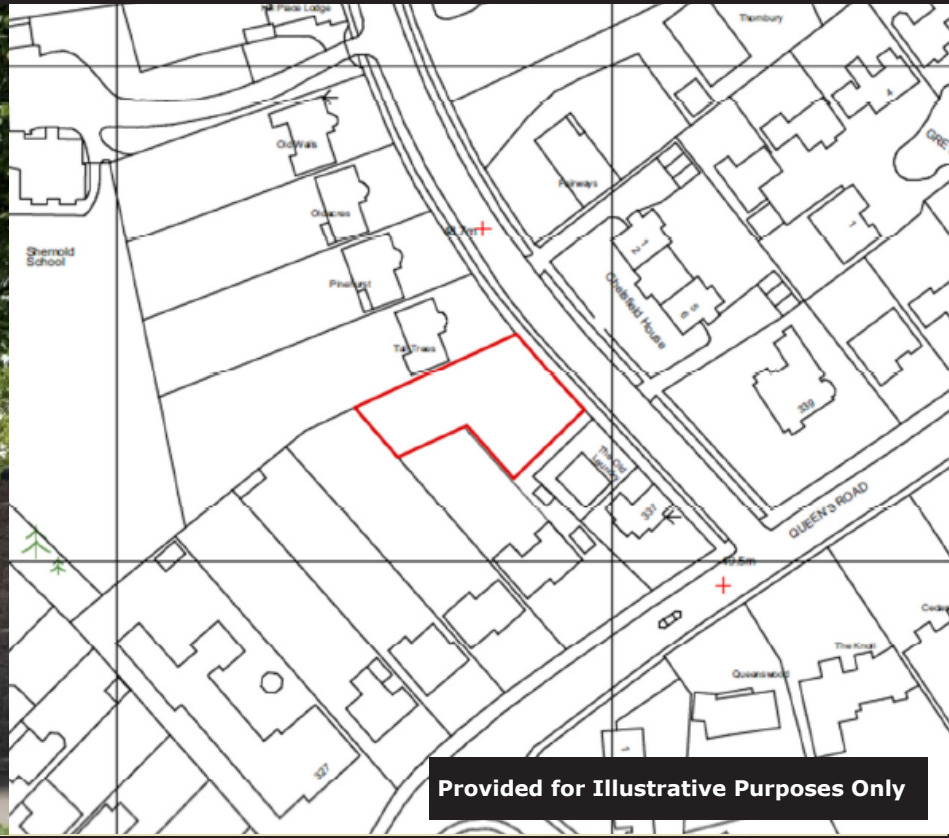




Single Plot on one of Maidstone's premiere roads!
Offered with detailed planning permission for the construction of a large 5 bed family home with integral double garage.



Provided for Illustrative Purposes Only

Queen's Avenue **Guide Price: £400,000**

Maidstone
Kent
ME16 0ER

For Sale

Location

Located on Queen’s Avenue, one of Maidstone’s premiere roads, the site is around a mile from Maidstone town centre which offers a wide range of shops, services, restaurants, bars and other leisure activities.

The site is close to a number of excellent Primary, Secondary and Grammar schools as well as Shernold School, a private Kindergarten and Prep School on Queen’s Avenue itself.

The site is well located for commuting with Junction 5 of the M20 motorway around 2 miles to the north west. Maidstone East station is around a mile to the east and offers regular services to various London stations with a journey time of around 1 hour and 10 minutes.

Site Description

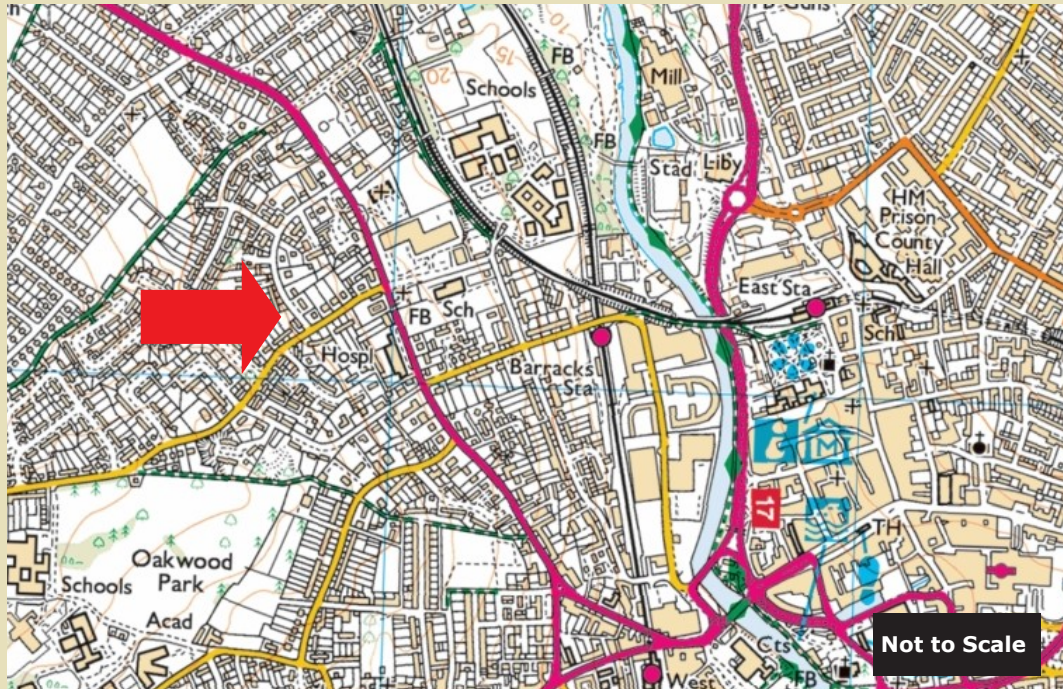
The site extends c. 0.066 ha (c. 0.16 acres) in size and is irregular in shape. It currently comprises a garden land associated with a property fronting Queen’s Road and it is understood it has never been developed. The frontage onto Queen’s Avenue extends to c. 26.7 m and is dominated by an attractive c. 2.25 m high rag stone wall. This will need to be broken through in order to create the access to the proposed property. There are a number of mature trees to the northern boundary and one on the highway verge to the front of the plot. These will all need to be protected during construction and retained following completion.

Planning and the Proposed Scheme

Maidstone Borough Council granted detailed planning permission under planning reference 18/505459/FUL on 4th January 2019 for the erection of a two storey detached house including the creation of a new access on to Queen’s Avenue.

The proposed scheme comprises an ‘L’ shaped property with large entrance hall leading to a cloakroom, sitting room, study and open plan kitchen/dining room that in turn leads to a second lounge/snug . There is a separate utility room from the kitchen area. The first floor has a galleried landing with family bathroom and 5 no. double bedrooms of which the master bedroom and bedroom 1 both have en-suite facilities. The proposal also includes an integral double garage and externally there is forecourt parking to the front for several cars and gardens to the rear and the side of the proposed property.

It is understood the proposed house extends to c. 2,890 sqft in size excluding the double garage.



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.rpclangandnewhomes.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 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, but this will be clarified in due course.

Viewing Arrangements

You can get a good impression of the site from the roadside. If you would like to make a more detailed inspection prior arrangement will need to be made through the agent. On no account should the residents be contacted. All viewings are undertaken at your own risk.

Offers

Unconditional offers are invited for the freehold interest, 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 due diligence that you will require and 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 identity 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 Note

Please note that on this transaction the vendor has requested that RPC Land & New Homes Ltd seek our fee from the purchaser on an introductory basis at a rate of 2% +VAT of the agreed purchase price payable on completion by your solicitors. We will seek written confirmation that you agree to pay our introductory fee before any offer is put forward to the vendor.

Agents Details

For further information please contact the agents:

Graeme Dowd

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Misrepresentation Clause

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These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of all relevant Consumer Protection Regulations but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

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Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

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