

Excellent Single Plot with Detailed Consent

This c. 0.13 ha (c. 0.31 acre) site is offered with detailed Planning Permission for an attractive 4 bed Chalet Bungalow with detached double garage.



Provided for Illustrative Purposes Only

Land Adjacent to The Gables

Guide Price £250,000-£300,000

Leeds Road
Sutton Valence
Kent, ME17 3LS

For Sale

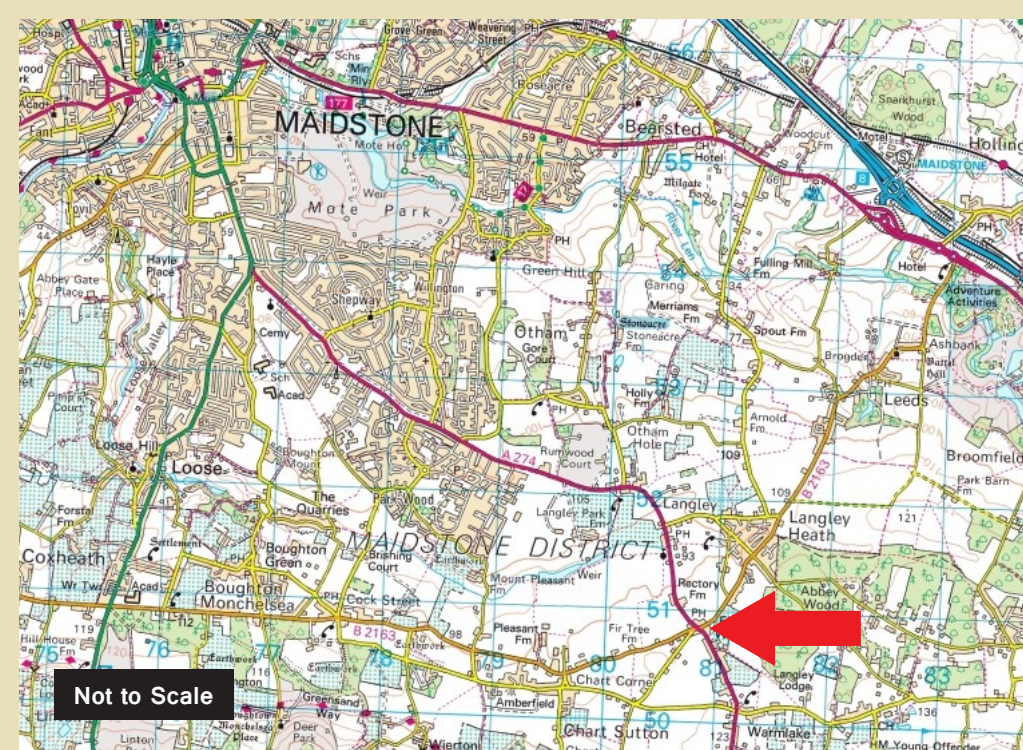
Location

The site is located in the small hamlet of Five Wents between the villages of Leeds, Sutton Valence, Langley and Chart Sutton. These local villages each provide a range of various local shops and services and there are a number of country style pubs in and around the area.

Maidstone town centre is around 4.5 miles to the north west and offers an excellent range retail, restaurants and leisure facilities, including an Odeon Cinema at Lock Meadow.

Bearsted station is around 4 miles to the north where regular services to London Victoria are available with a journey time of around 1 hour 15 minutes. Headcorn station is around 5 miles to the south and offers services to London Charing Cross and London Cannon Street with a journey time of around 1 hour and 10 minutes.

The site is close to the motorway network and Junction 8 of the M20 is only around 3 miles north.



Site Description

The site extends c. 0.13 ha (c. 0.31 acres) and is formed from garden land formerly associated with The Gables and Rosmann properties. The site is generally level and has been cleared in the main, although the vendors intend to leave a mature planted boundary to the border with the Maidstone Road. The site will utilise a new access from Leeds Road. The access and majority of the site boundary's are being established by the vendor with newly installed close board fencing or brick wall.

Planning and the Proposed Scheme

Detailed planning permission was approved by Maidstone Borough Council on the 4th May 2017 under planning reference 16/507377/FULL for a new 4 no. bedroom chalet bungalow and detached double garage located in the centre of the plot. The approved plans show an attractive property with a layout comprising a central hallway with a large open plan kitchen/family room as well as two further separate reception rooms on the ground floor with 4 no. bedrooms, a family bathroom and en-suite to the master bedroom on the first floor.

Restrictions

As a condition of the sale the vendors will require the following restrictions:

- That only one property will be allowed to be constructed at the site.
- It is accepted that the purchaser may wish to amend the proposed scheme, but any future proposal at the site will be restricted to a one storey property with accommodation in the roof space i.e. a Chalet bungalow.
- The vendors will require consultation on any proposed amendments prior to the submission of any planning application/minor amendment or the commencement of any works that differ significantly from the proposed scheme.

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.rpclandandnewhomes.co.uk.

Tenure

The site is to be sold on a freehold basis with vacant possession upon completion with the restrictions as outlined previously.

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.

A Southern Water foul sewer crosses the site at the north in a east/west direction. A plan is available to download and is provided for information purposes only. It is understood that the proposed scheme can be constructed without the need to divert this sewer, but this will be the responsibility of the purchaser to clarify and satisfy themselves accordingly.

VAT

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

Viewing Arrangements

The site is secured and it is difficult to get a good impression of the site from the public highway. All viewings must be accompanied by the agent. If you would like to view the site please contact Graeme Dowd on 01634 835900 or 07904 372142 to make the necessary arrangements .

Offers

Unconditional offers are invited by way of informal tender for the freehold interest, subject only to contract. The closing date for offers is **Friday 17th August 2018**.

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 Heads of Terms are issued.

The vendor's are not obligated to accept the highest or any bid made.

Agents Details

For further information please contact the agents:

Graeme Dowd

RPC Land & New Homes	Tel:	01634 835900
155 High Street	Mob:	07904 372142
Rochester	Email:	g.dowd@rpcland.co.uk
Kent, ME1 1EL		

www.rpclandandnewhomes.co.uk



Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

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.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

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.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.