

Excellent consented development site located on one of west Maidstone's premier roads.

Offered with detailed planning permission for the construction of 3 no. detached family homes.



Provided for Illustrative Purposes Only



Land Adjacent to The Grove Residential Home

OIRO £650,000

**6 Bower Mount Road
Maidstone
ME16 8AX**

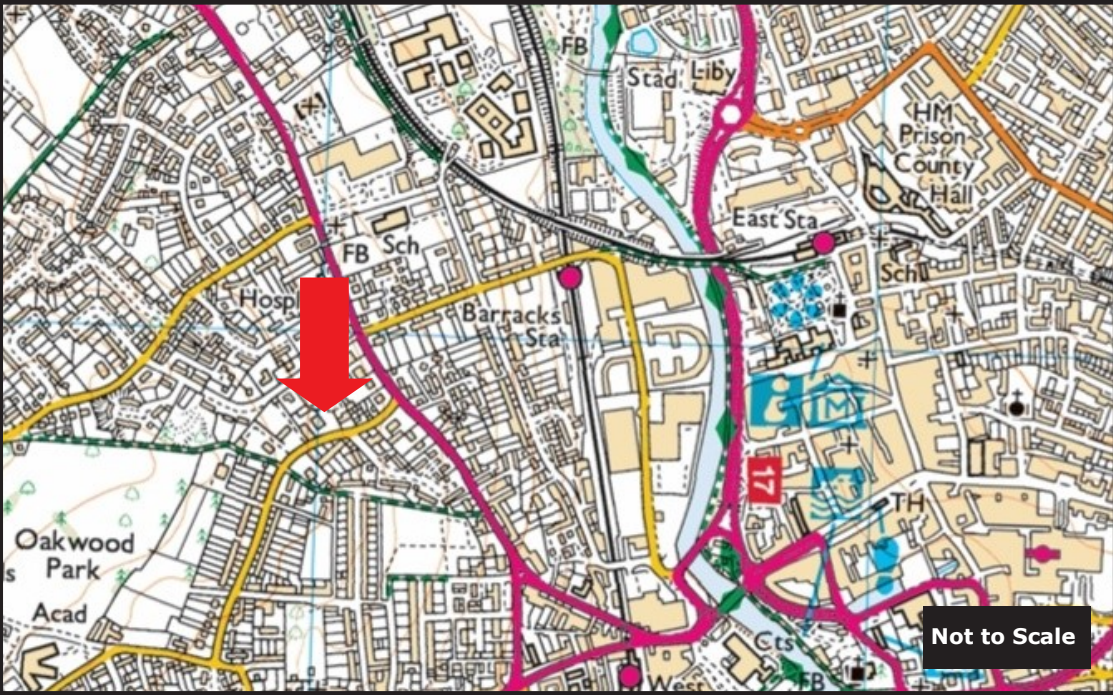
For Sale

Location

Located on Bower Mount Road, one of west Maidstone's premier urban 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 just north of the site on Queen's Avenue.

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 frequent services to various London stations with a journey time of around an hour.



Site Description

The site extends c. 0.17 ha (c. 0.42 acres) in size. It is irregular in shape and falls from front to back with several undulations and changes in level. It was formerly part of the leisure area of The Grove Residential Care Home. The frontage onto Bower Mount Road extends to c. 30m and is dominated by an attractive Kentish Ragstone wall. This will need to be broken through in order to create the access to the site. There are a number of mature trees at the site with the majority at the rear to the northern boundary.

Planning and the Proposed Scheme

Planning permission was secured at an Appeal under reference APP/U2235/W/18/3212900 with a Decision dated 6th February 2019. The Inspector issued the positive Decision with just 11 no. conditions, none of which are considered unusual or onerous for development of this type in this location.

The proposed scheme comprises 3 no. detached houses served by a new private drive from Bower Mount Road. Plot 1010 is located to the front of the site and the proposed layout shows a large 5 bed house with 2 en-suite bathrooms and an integral double garage. Plot 1020 is to the rear of the site and comprises another large 5 bed house with an en-suite bathroom to each bedroom and an integral double garage. Plot 1030 is to the rear of the site in the corner and is a large 4 bed house again with an en-suite bathroom to each bedroom and an integral double garage.

Externally, each property has private parking for two cars and the site plan shows two visitor spaces. Each property also benefits from a good sized private garden to the rear.

Restrictions/Covenants

1. The vendor will require a legal restriction allowing only the development and sale of 3 no. private dwelling houses on the site that adheres reasonably closely to Consented scheme. This is to prevent any alternative development at the site that has the potential to impact on his retained business at The Grove Residential Care Home.
2. The proposed new access through the existing Ragstone wall caused significant concern at the planning application stage. The vendor wants to respect his neighbours concerns and will require the purchaser to ensure that the new access to the development site is attractively designed and uses the matching ragstone from the demolished part of the wall. Also that any installed gate or barrier allows any passerby to see the open nature of the development with its high quality design and landscaping.
3. The vendor will require confirmation that he will be fully consulted in respect of any proposed amendments to the Consented scheme, prior to the submission of any planning application/or application for minor amendment or the commencement of any works

Community Infrastructure Levy

It is understood that the proposed scheme will be liable for Community Infrastructure Levy. The vendor has submitted a CIL Determining Form suggesting the development extends to 720 m2 resulting in a current CIL Liability of £65,720. However, this may change dependent on the size of the development that is ultimately constructed and the charging schedule at the time.

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.

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

Current access to the site is through the adjacent Residential Care Home. In order to respect the privacy and to limit the potential disturbance to the residents is requested that no unannounced visits to the site are undertaken. Please contact the agent if you would like to view the site.

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 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 of to book a viewing please contact the agents:

Graeme Dowd

RPC Land & New Homes

155 High Street

Rochester

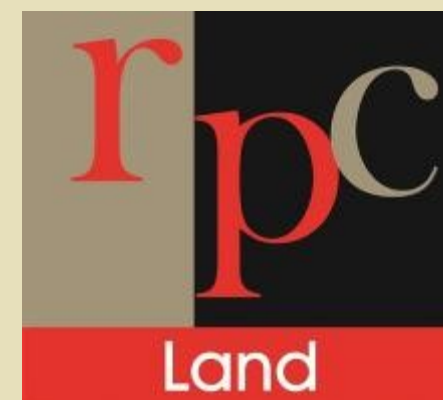
Kent, ME1 1EL

www.rpclangandnewhomes.co.uk

Tel: 01634 835900

Mob: 07904 372142

Email: g.dowd@rpclang.co.uk



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