

# Residential Development Opportunity With Resolution To Grant For 66\* New Homes Close To Maidstone Town Centre

\* (See Planning Note)



Land at Postley Road  
Maidstone  
Kent ME15 6RH

**For Sale**



## Site Description

The site comprises the property known as The Lodge together with former pasture/ scrub land to the south and east amounts to around 2.6 hectares. To the north and east is a modern built residential development and to the south and west countryside. There is a public right of way along the eastern boundary.

## Location

The site is located a short distance off the A229 Loose Road approximately 0.8 mile from Maidstone town centre. The county town has an excellent range of shops, restaurants, schools and leisure facilities. Maidstone West benefits from services to London St Pancreas in just over 50 minutes approximately, whilst Maidstone East has services to London Victoria. Whilst for road commuters the M20 giving access to London via M25/ M26 to the west or the coast to the east is around 3 miles distant.

**ALL PLANS /DRAWINGS FOR IDENTIFICATION ONLY**



## Planning Information

We understand the major part of the site has the benefit of a resolution to grant planning for 62 homes on the major portion of the site under Ref. Maidstone Borough Council Ref. 13/2038 together with an appeal allowed for a further 4 homes Ref. 15/501069 out on the frontage of the site. We further understand a draft S.106 is currently being negotiated by the vendors and will include costs of circa £153,000, with an additional £20,890 towards Hayle Park Local Nature Reserve. Any further enquiries should be referred to Maidstone Borough Planning Team 01622 602000.

Planning Link main application; <http://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZVUFKJTA966>

Planning Link 4 Unit Application /appeal ; <http://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NJX6OYTY0WY00>

## House Type Schedule

<b>Private</b>	31 no. x 3 Bed Houses @ 1,000 Sq ft	<b>Affordable</b>	13 x 1 Bed Flats	549 Sq ft
	6 no. x 4 Bed Houses @ 1,250 Sq ft		2 x 2 Bed Flats	818 Sq ft
	1 no. x 4 Bed House @ 1,350 Sq ft		7 x 2 Bed Bungalows	818 Sq Ft
	1 no. x 4 Bed House @ 1,570 Sq ft		1 x 2 Bed Chalet	818 Sq ft
	2 no. x 4 Bed House @ 1,430 Sq ft		2 x 4 Bed Houses	1,140 Sq ft
<b>Total 41</b>		<b>Total 25</b>		

## Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

## Tenure

The site is to be sold Freehold with vacant possession on Completion.

## VAT

To be advised

## Tenure

The site is to be sold Freehold with vacant possession on Completion.

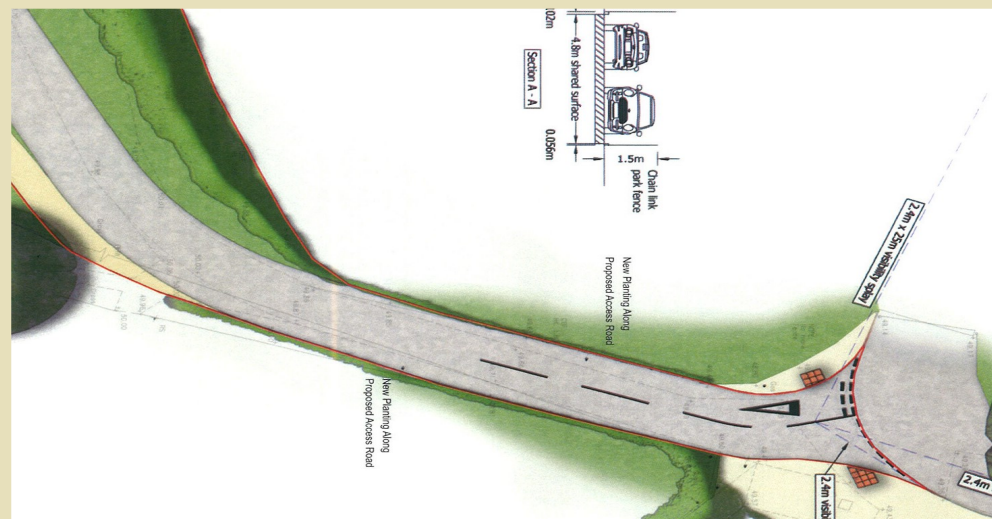
## Method of Sale

Conditional Offers (subject to outline planning consent on signing of the S.106) are invited by way of informal tender for the site. All offers must be submitted in writing by 12 noon on Thursday 16/3/17 to RPC Land & New Homes Tonbridge together with details of any conditions and funding agreements.

The vendor is not under any obligation to accept the highest or indeed any offer.

## Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.



## Agent Details

**Peter Bowden**

**01732 363633**

**P.Bowden@rpcland.co.uk**

### **West Kent Office**

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

Fax: 01732 359726



## 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 the Property Misdescriptions Act 1991 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.