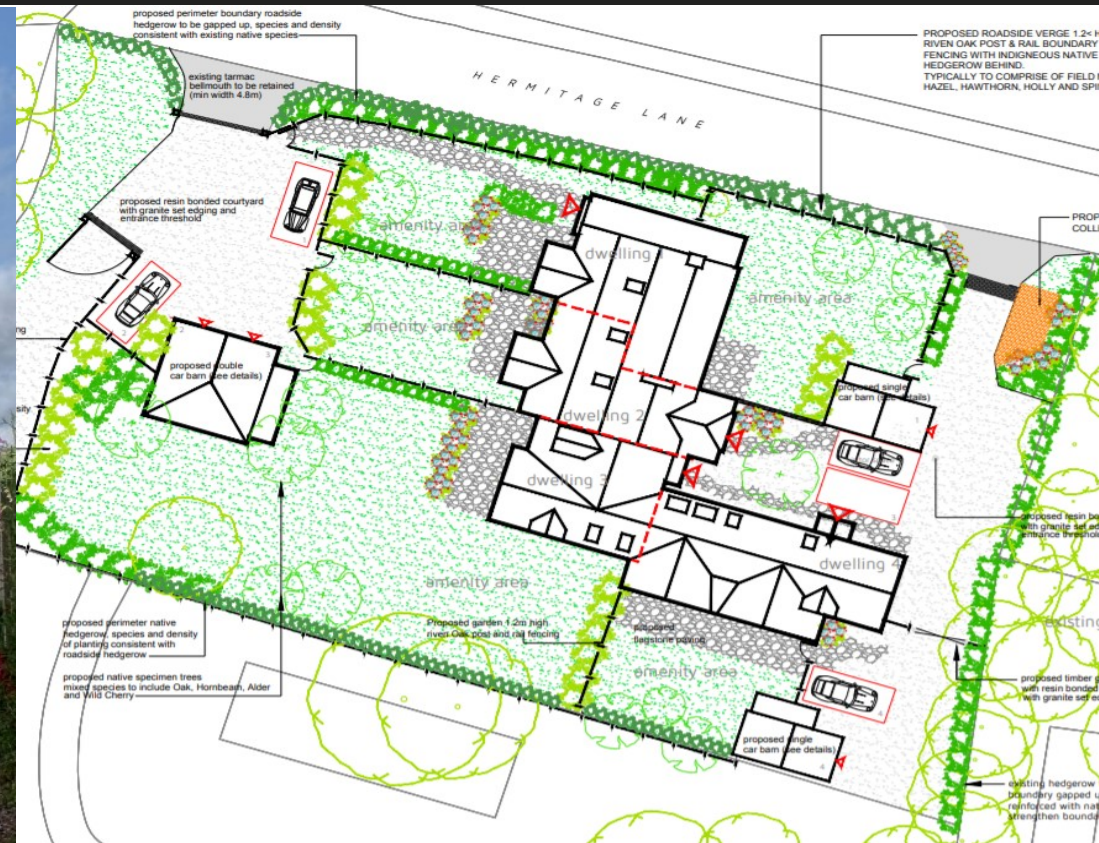


Rarely Available Consented Residential Development Opportunity for the Conversion of an Existing Restaurant to Four Family Homes in an Attractive Rural Location



Historic Library Image



The Mulberry Tree

All images for identification only

Hermitage Lane
Boughton Monchelsea
Maidstone
Kent, ME17 4DA

For Sale

Site Description

The Mulberry Tree is a detached A3 use 75 cover restaurant/wedding venue with ancillary kitchens and residential accommodation. We understand the existing buildings are circa 2494 sq ft/274 m², along with 30 car parking spaces and associated surrounding land.

The site is generally level and fronts Hermitage Lane which is also used to access the site.

We understand the site is around 0.27 hectares (0.66 acres)

Location

The site is in a delightful rural yet, convenient location within around 2.2 Miles of Boughton Monchelsea

Boughton Monchelsea which has several pubs, restaurants and convenience stores. The County Town of Maidstone is around 5.4 miles from the site hosting a wide range of amenities which includes, restaurants, banks, sports and leisure facilities, hospitals, a wide range of shops and supermarkets.

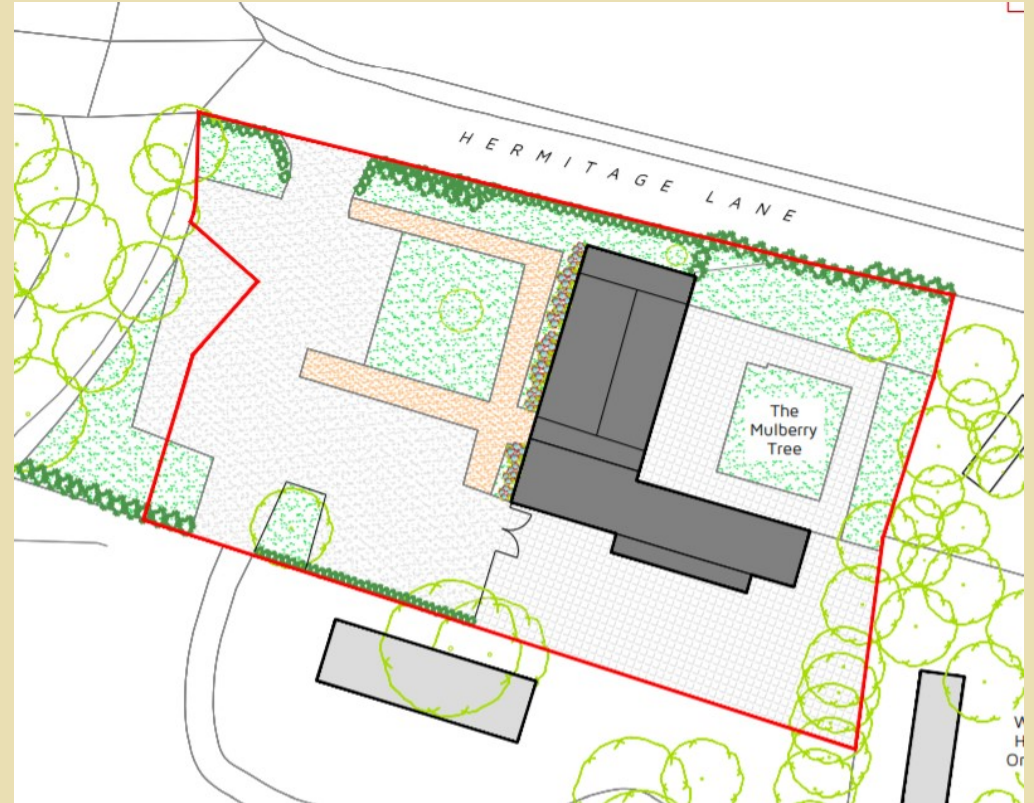
Boughton Monchelsea Primary School is around 2.1 miles from the site, Sutton Valence School is approximately 2.4 miles from the site, Linton Park School is around 2.6 miles.

Staplehurst Railway Station is around 3.6 miles from the site and approximately 51 minutes to London Bridge, alternatively Marden Railway Station is around 5.1 miles from the site an approximately 47 minutes to London Bridge.

Existing Building and Site Plan



Historic Library Image



Proposed Elevations



Planning Information

Planning permission was granted by Maidstone Borough Council on the 30/01/19 planning reference 18/506158/FULL. For the conversion of existing restaurant building, flat and associated staff accommodation to form four residential dwellings with associated minor extensions and alterations to existing building, erection of detached car barns, landscaping and formation of additional vehicular access point onto Hermitage Lane.

The Vendors planning application can be viewed on the link below.

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PIULYTTYJ6C00>

Schedule of Accommodation

Plot 1, 3 bedroom 169.5 m²/1824 sq ft

Plot 2, 3 bedroom 121 m²/1302 sq ft

Plot 3, 2 bedroom 123m²/1323 sq ft

Plot 4, 3 bedroom 155m²/1668 sq ft

VAT

To be confirmed.

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.

We understand the site will benefit from rights to a shared private drainage system on adjacent land to the south of the site.

CIL

We understand the CIL payment will be £10,591.17. A copy of the CIL notice document is available on our website.

Tenure

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

Method of Sale

Offers are invited by way of Private Treaty on an unconditional basis. All offers must be submitted in writing to RPC's Tonbridge Office.

The freehold site is offered to the market with unconditional offers invited. All offers must include.

1. Offer price for the property.
2. Details of due diligence required prior to exchange of contracts.
3. Confirmation of funds.

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

Viewing

Strictly by appointment with the joint sole agent RPC Land & New Homes, Tonbridge office 01732 363633.

Joint Sole Agents

Agent Details

RPC Land & New Homes

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

Page & Wells

Duncan Wills

01622 746273

Loose Office

2 Boughton Parade

Maidstone

Kent

ME15 9QD

Tel 01622 746273



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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.