

# DETACHED OAST HOUSE WITH PLANNING FOR CONVERSION

Detailed Planning Permission granted for conversion of former Oast House to a 4 bedroom house with double garage located in the popular village of Harrietsham



Former Oast House

Church Road  
Harrietsham  
Kent

Guide Price: £225,000 + VAT

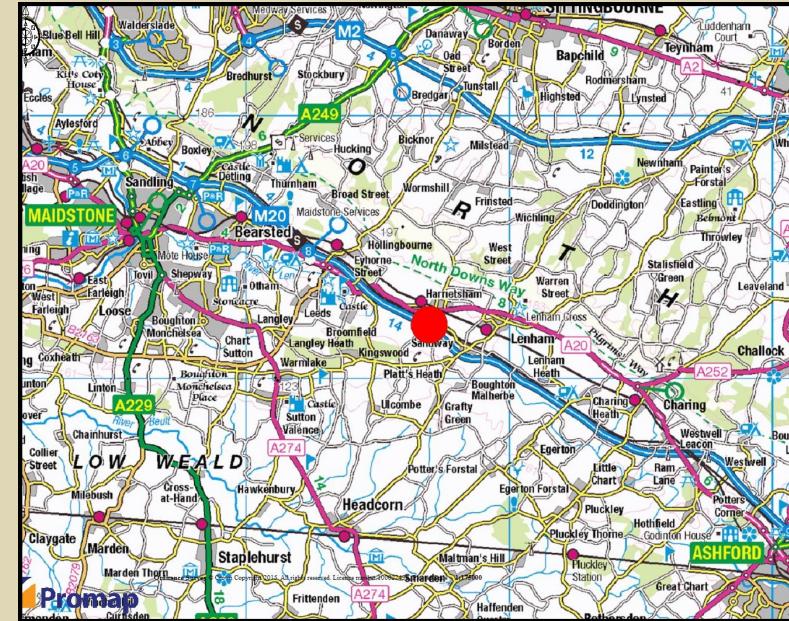
For Sale

## Location

The site is located on the south side of the A20 in a central position in Harrietsham which is a popular and well located village providing good local facilities. Maidstone is located approximately 7 miles to the west and junction 8 of the M20 is just over 3 miles distant.

Village facilities include a shop, public house, Post Office and pre school/primary school. A wider range of facilities can be found in Maidstone offering a full range of retail, leisure and education facilities with train stations providing regular services to London. The site is well located for access to the surrounding local road network, M20 and beyond.

The High Speed Link to St Pancras takes 18 minutes from Ebbsfleet International or 37 minutes from Ashford. Harrietsham railway station has regular services to London Victoria from around 70 minutes.



## Description

The property is a former Oast House occupying a central position within a new housing development known as Chantry Green which is currently being developed by Crest Nicholson. It is a brick built barn under a pitched tiled roof with 2 roundels. It is in a fairly dilapidated condition.



## Tenure

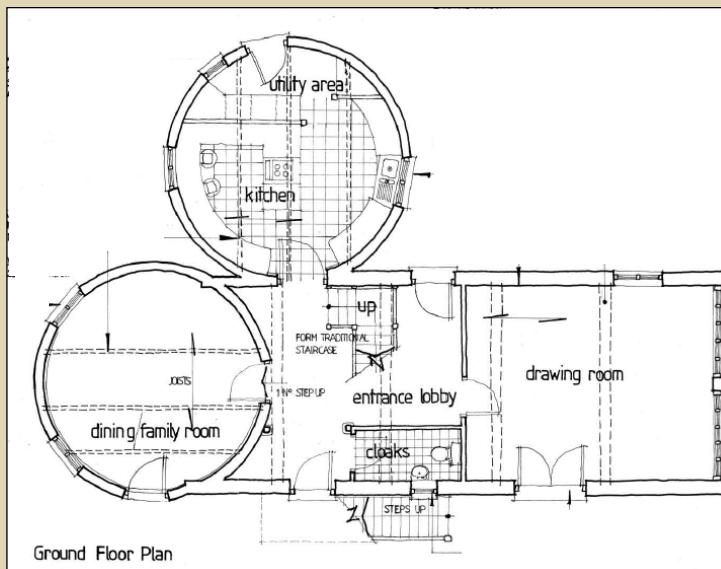
The property is to be sold freehold with vacant possession on completion.

## Planning

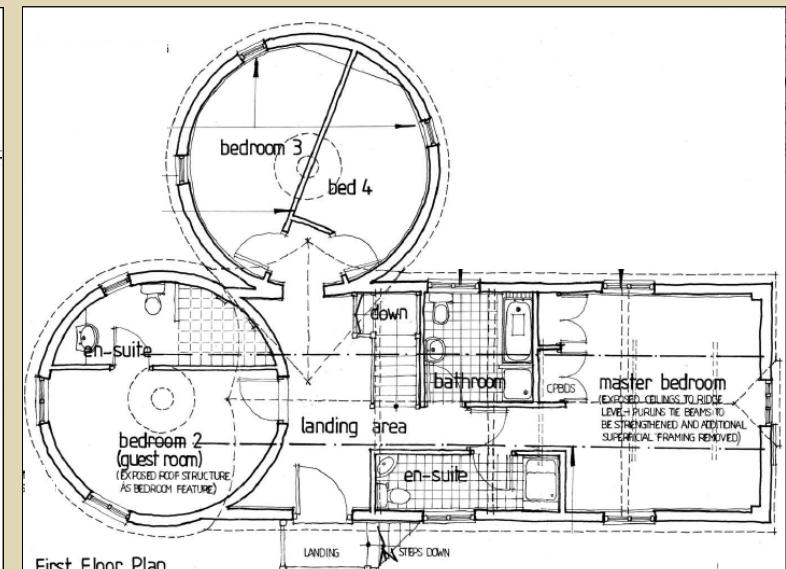
Full Planning Permission for the scheme was granted on 10th December 2015 (Planning Reference: 15/0095) for the change of use and conversion of Oast House to a single dwelling with garaging. The last of the Reserved Matters was granted on 7th September 2016 so the development has to be started by 7th September 2018.

## Development Proposals

Access is via Church Road into a private driveway, this leads to a new double garage which is to be constructed by the purchaser as part of the re-development proposals just to the north west of the Oast. The plot will be fenced thus providing a good level of seclusion. The current proposals for the Oast will comprise a large entrance lobby, and drawing room on the ground floor of the main part of the barn with the kitchen and dining room in the two roundels. The first floor will comprise of 4 bedrooms, a bathroom and 2 en-suite shower rooms. There is a good sized garden that wraps around the south and west of the Oast. We estimate that the gross internal area is in the region of 1,900 sq ft. The site plan below shows the extent of the site outlined in red for identification purposes only.



Ground Floor Plan



First Floor Plan

## Services

We are advised by the vendor that there are foul and surface water connections at the site boundary. Gas, electric and BT are available on the perimeter of the site boundary. Purchasers 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 any proposed development.

## Additional Information

The following information is available to view and download from our website [www.rpcland.co.uk](http://www.rpcland.co.uk)

- Planning Permission Notice
- Layout plan
- Floor plans
- Elevation plans
- Ground Investigation Report

## Method of Sale

The property is offered for sale by Private Treaty and offers are invited for the freehold interest.

**Guide Price: £225,000 + VAT for the freehold interest**

The vendor reserves the right not to accept the highest nor any bid made for the site.

## 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.

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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.

## Agent Details

For further information or to book a viewing appointment please contact RPC or visit our website at [www.rpcland.co.uk](http://www.rpcland.co.uk)

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