

An extremely attractive farmyard conversion/new build residential development in a pleasant rural position with detailed planning consent



## Bletchingley Farmyard

Pristling Lane  
Staplehurst  
Kent  
TN12 0HH

**For Sale**

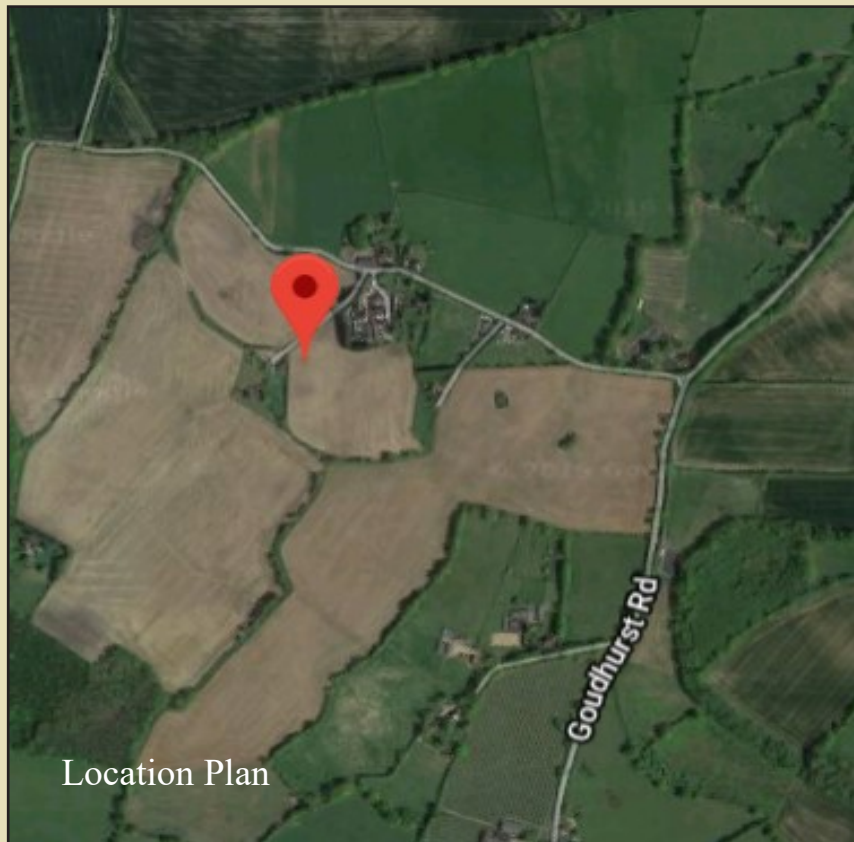
## Site Description

The site being a disused former farmyard which afforded until recently commercial use is irregular shape and extends to approx. 0.49 H/A (1.078 acres). The site has now been vacated from previous occupiers and comprises substantial hard standing with oast & barn built of brick under tiled roofs. All other buildings will be demolished by the seller who will also deal with the contamination issues



## Location

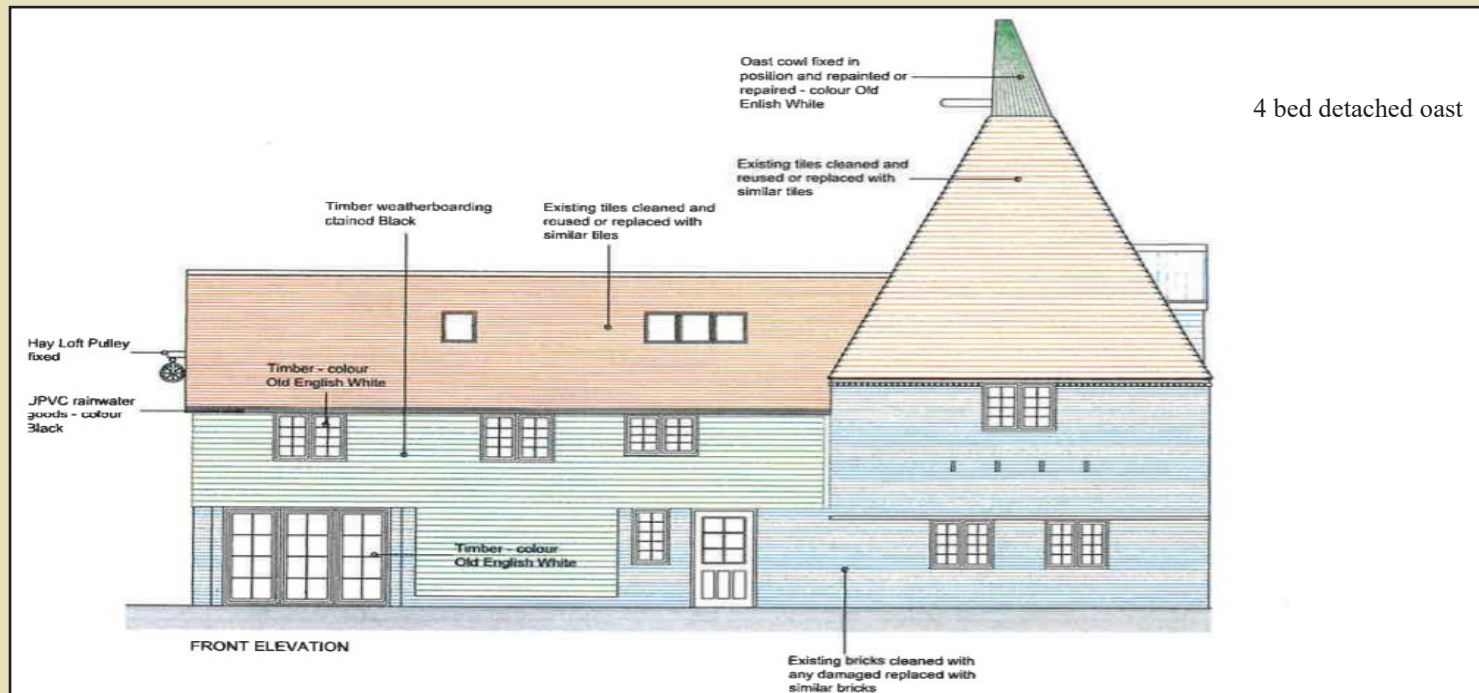
The site is situated in a most pleasant rural location with views over adjoining farmland and countryside yet only some 2.5 miles from Staplehurst providing good shopping facilities, schools, mainline stations with access to London & coastal towns. The county town of Maidstone is some 9 miles distant providing excellent shopping, schooling and sporting facilities together with main railway stations and access via the M20 to London coastal towns.

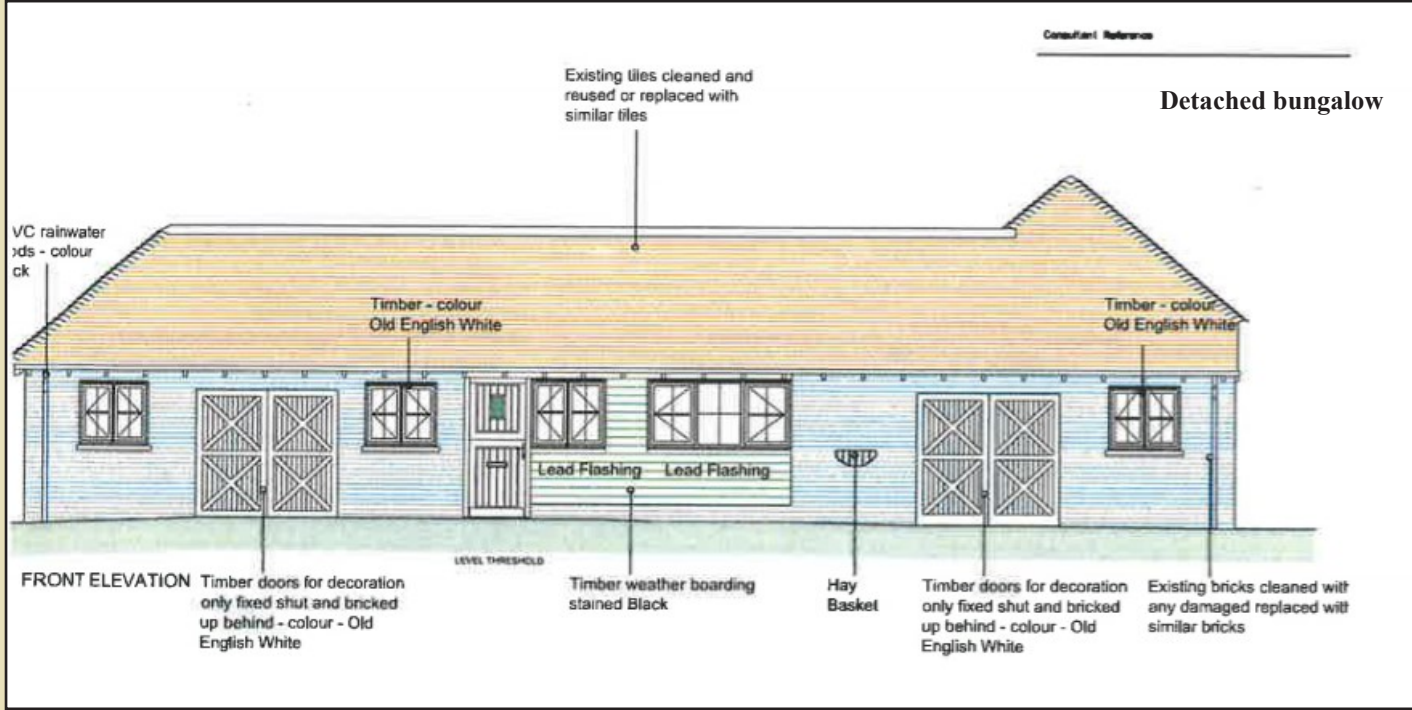


## The Proposed Scheme

An extremely attractive farmyard scheme comprising the original oast & barn for conversion together with 5 & 4 bedroom new build houses

Plot 1	House Type Description	Garage	Car Port	Parking Space	Floor Area m/sq	Floor Area Sq Ft
1	3 Bed Detached Bungalow	1		1	111.42	1199.3
2	4 Bed Detached Oast		2	2	316.88	3410.87
3	5 Bed Detached		2	2	209.36	2253.53
4	4 Bed Detached		2	2	133.04	11432
5	4 Bed Detached		2	2	134.1	1443.44
6	4 Bed Detached		2	2	134.1	1443.44
7	4 Bed Detached		2	2	133.04	1432
<b>Totals</b>		<b>1</b>	<b>12</b>	<b>13</b>	<b>1171.94</b>	<b>12614.58</b>





## Planning

Detailed planning consent has been granted by Maidstone Borough Council under planning application 17/505670/FULL dated 06/04/2018 with further applications discharging certain conditions under planning application 18/503591/NMAMD dated 2nd August 2018 and REF 19/501274/SUB dated 10<sup>th</sup> June 2019

## Layout Plan



## Tenure

The site will be sold freehold with vacant possession on completion

## Price

Price upon Application

## Viewing

Strictly through RPC Land 01732 363633. Contact Peter Randall [p.randall@rpcland.co.uk](mailto:p.randall@rpcland.co.uk)

## Agents Note

Please note it has been agreed the purchaser will be responsible for RPC Land & New Homes fees at the rate of 1.5% of the purchase price paid plus VAT

## Agent Details

### West Kent Office

RPC Land & New Homes Ltd

158 High Street, Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

Peter Randall

Email : [p.randall@rpcland.co.uk](mailto:p.randall@rpcland.co.uk)

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