

**Former Village School and School House
With Potential for High Quality Development
(For Sale Subject to Planning)**



Former Harrietsham Primary School and School House

Ashford Road
Harrietsham, Kent
ME17 1AJ

For Sale

Site Description

The site comprises the former Harrietsham Village Primary School and adjacent School House which is now redundant following construction of the new school in 2006. The site is mainly level and comprises the former school, ancillary buildings, single storey class rooms and School Masters House and gardens. In all we understand the site is around 0.889 Acres (0.36 Hectares).

Location

The site is located on the eastern edge of the village at the junction of the Ashford Road and Church Road, within walking distance of the village centre with its range of amenities, village railway station (fast services being available from Ashford/Ebbsfleet), etc. The county town of Maidstone with its range of shops, etc. is 8 miles distance and Ashford approximately 12 miles distance. The M20 at Leeds Castle giving access to the Coast and the M25 is around 8 minutes drive (3 miles).

All Plans for Identification Only



Planning Information

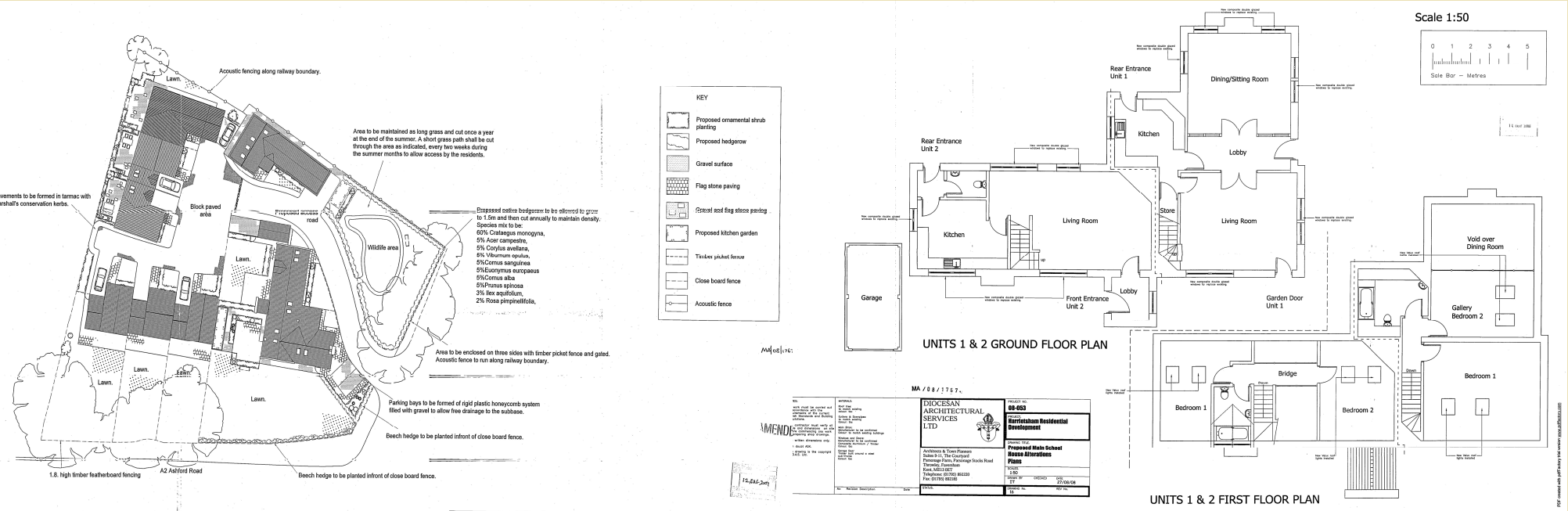
The site previously benefitted from a now expired residential consent for refurbishment of the existing school building to two 2 bedroom units, refurbishment of the kitchen house into one 2 bedroom unit and erection of three 3 bedroom homes and three 2 bedroom homes (subject to conditions ref 08/1767).

We understand there was a further application (12/2140) extending the time limit of the earlier application which was approved ,but has subsequently lapsed in 2015.

Offers are now invited on a Subject to Planning basis.

Seriously interested parties are recommended to contact the Planning Department at Maidstone Borough Council on 01622 602000.

PLANS FOR IDENTIFICATION ONLY (FROM EXPIRED PLANNING CONSENT)



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.

Method of Sale

Conditional Offers invited by way of Informal Tender for the Freehold Subject to Contract and Planning approval .

All offers must be submitted in writing to RPC's Tonbridge Office no later than **12 noon on the 15th July 2016** together with a proposed sketch layout and details of any conditions that may be attached to the offer.

We would also require proof of funding for the purchase.

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

Viewing

Strictly by appointment with the Vendor's Agents RPC Land & New Homes, Tonbridge Office. Telephone 01732 363633.

Agent Details

Peter Bowden

01732 363633

P.Bowden@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

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