

Rare Opportunity to purchase a 16th Century detached listed cottage for complete renovation in a tranquil rural setting in the Kent countryside



Willow Cottage library picture



PROPOSED NORTH EAST
ELEVATION

Willow Cottage

Claygate Road
Collier Street
Kent, ME18 6BB

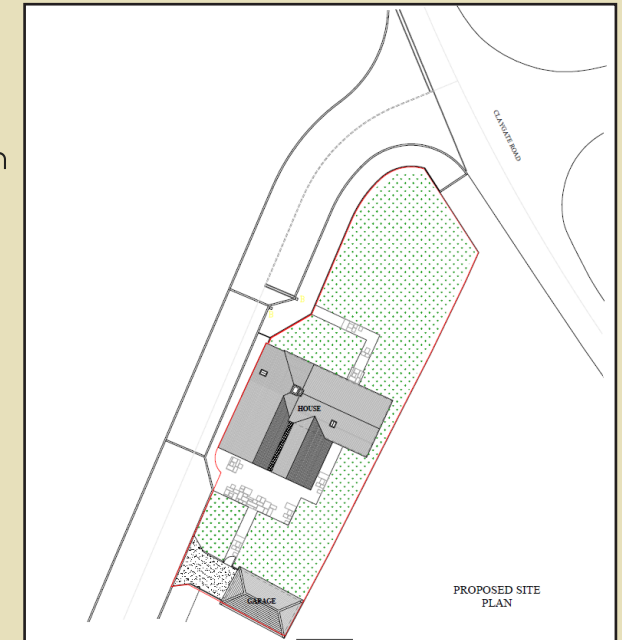
For Sale

Site Description

A detached Grade 2 listed dwelling being 1.5 storey's in height with a single storey rear extension. The property is built of brick to the ground floor with tile hanging under a tiled roof. The rear extension is built of brick & rendered. There is a good size garden to the front with a further garden to the rear.

This timber framed period house is of 16th century origin and had a large side extension and cat slide roof added in the 19th century.

The property is in an extremely poor state of repair and requires complete renovation and modernisation



Location

The site is situated in a pleasant rural position on the borders of Collier Street & Laddingford villages both providing good primary schools with Collier Street also having St Margarets Church. The larger village of Yalding is approx. 1.5 miles distant with local shops for every day needs and beautiful 12th century church.

Paddock Wood is approx. 3 miles from Laddingford providing excellent shopping facilities, schools for all ages, restaurants, Waitrose superstore. The town also provides a mainline railway station with fast train services to London Charing Cross reached in approx. 55 minutes.

The Spa town of Tunbridge Wells is approx. 8 miles with its excellent shops, schools, sporting facilities with main line station to London and coast.



Planning

Detailed planning consent was granted by Maidstone Borough Council under ref 18/504375/FULL for the demolition of the single storey rear extension & erection of a replacement single storey pitched roof, internal & external alterations, demolition of the rear container shed & erection of a garage and dated 9th November 2018. A listed building consent was also granted on the 9th November 2018, 18/504376/LBC

Further consents were granted under application nos 19/506203/SUB & 19/506204/SUB in relation to condition 3 of the main planning consent.

Proposed Scheme

The proposed scheme is designed to bring the original building back to an extremely attractive detached cottage with versatile accommodation.

Ground Floor

Entrance lobby, lounge, kitchen/dining area, 2 further rooms for reception or bedroom, bathroom

First Floor

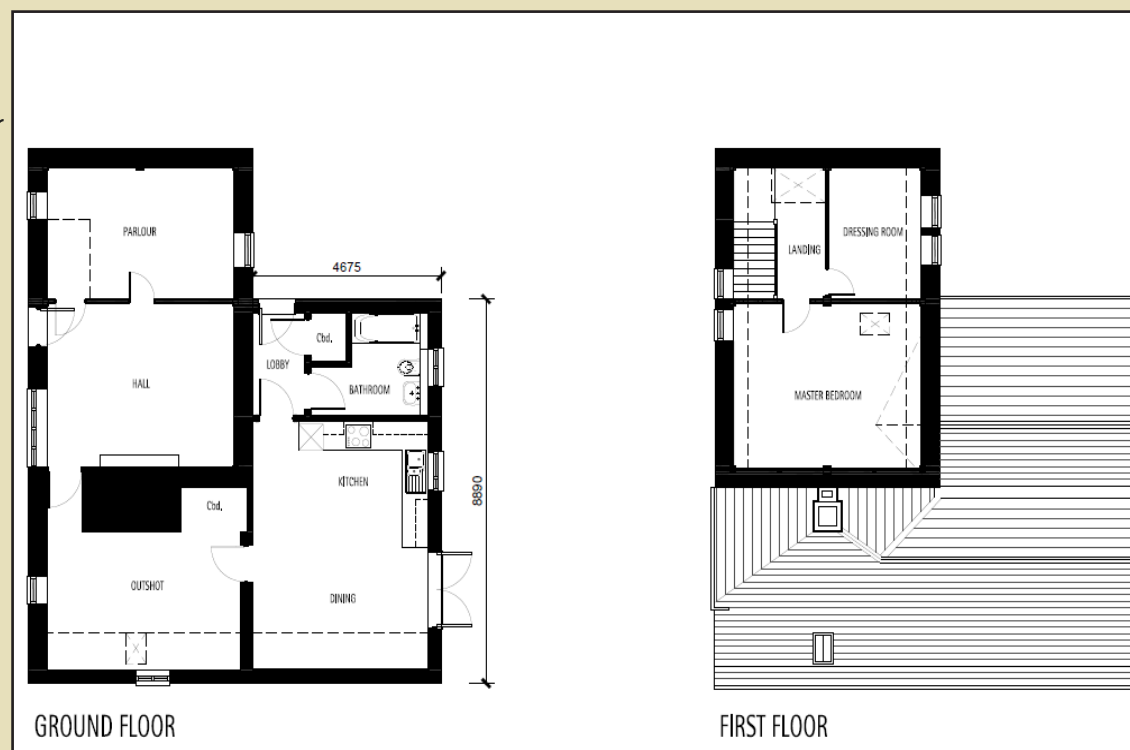
Main bedroom with dressing room or nursery room

Outside

Detached garage, gardens front & rear

Note

The cottage originally formed part of a brownfield site to the rear which is currently being developed by Dandara New Homes to provide 32 new well designed and attractive 2,3 & 4 bedroom properties.



Tenure

The property is sold Freehold with vacant possession on completion

Services

Please see service details as downloaded on our website. Mains electricity, water are available to the property with a natural gas & new fibre service intake of Openreach also available for connection from the new development

Method of Sale

Cash Offers only will be considered for the property.

Offers are invited in writing for the freehold, subject to contract, no later than 12 noon on Thursday 22nd October 2020

Please note the sellers' reserve the right not to accept the highest or any bid made for the site.

EPC

This has been applied for.

Viewing

There will be two open days for **viewing by appointment only** on Wednesday September 30th and Wednesday 7th October between 10.00 am and 4.00 pm. (COVID - Please note that all applicants must wear face coverings)

Additional Information

May be downloaded from our website www.rpcland.co.uk or alternatively please refer Maidstone Borough Council planning portal.

Agents Notes & Details

Please note that interested parties will enter the property at their own risk and no liability is accepted to the owners or owners agents. Please note no children will be allowed to enter the property.

The hoarding currently surrounding the cottage will be removed prior to completion and re-erected along the site entrance road.

The landscaped area to the front of the cottage will be included in the sale as per the site plan

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West Kent Office

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