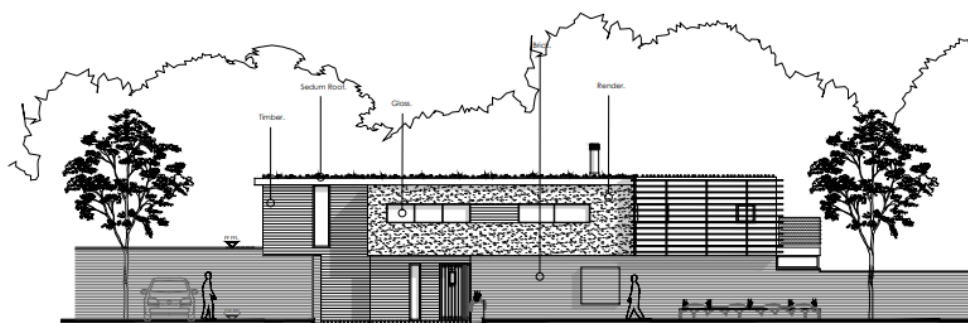
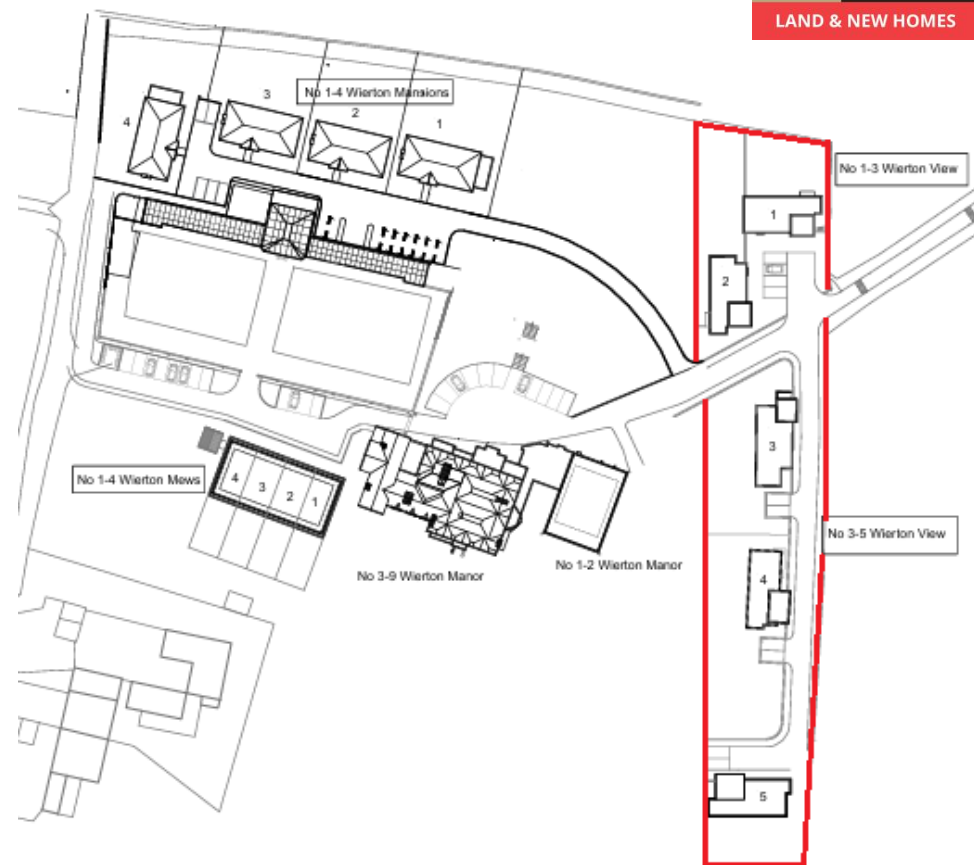


West Elevation



East Elevation



Exciting Development Opportunity for 5  
Contemporary Style Dwellings in Picturesque  
Location with Planning Consent

Plots 20-24 Wierton Place,  
Wierton Road, Boughton  
Monchelsea, Maidstone,  
Kent, ME17 4JW

## Site Location

Boughton Monchelsea is an attractive Kentish village offering a range of amenities including a village store and post office, schools, farm shop, two pubs, village green and recreation ground. Further amenities can be enjoyed in the surrounding towns and villages including Staplehurst, Marden, Cranbrook, as well as the County Town of Maidstone.

There are a number of attractions in the locality including historic houses, castles and gardens, such as the picturesque Leeds Castle and renowned Sissinghurst Castle Garden. Furthermore, proximate to the site is the popular Buttercup Goat Sanctuary.

Boughton Monchelsea boasts its own primary school and is well placed for a number of public and state schools, including some grammar schools.

Despite its tranquil outlook, Boughton Monchelsea is well connected, with good access to the M20. Furthermore both Staplehurst and Maidstone East stations offer direct services to London.

## Site Description

Set in the grounds of a listed building, the rectangular site is bisected by the driveway and slopes from north to south. Kerbs have been installed.

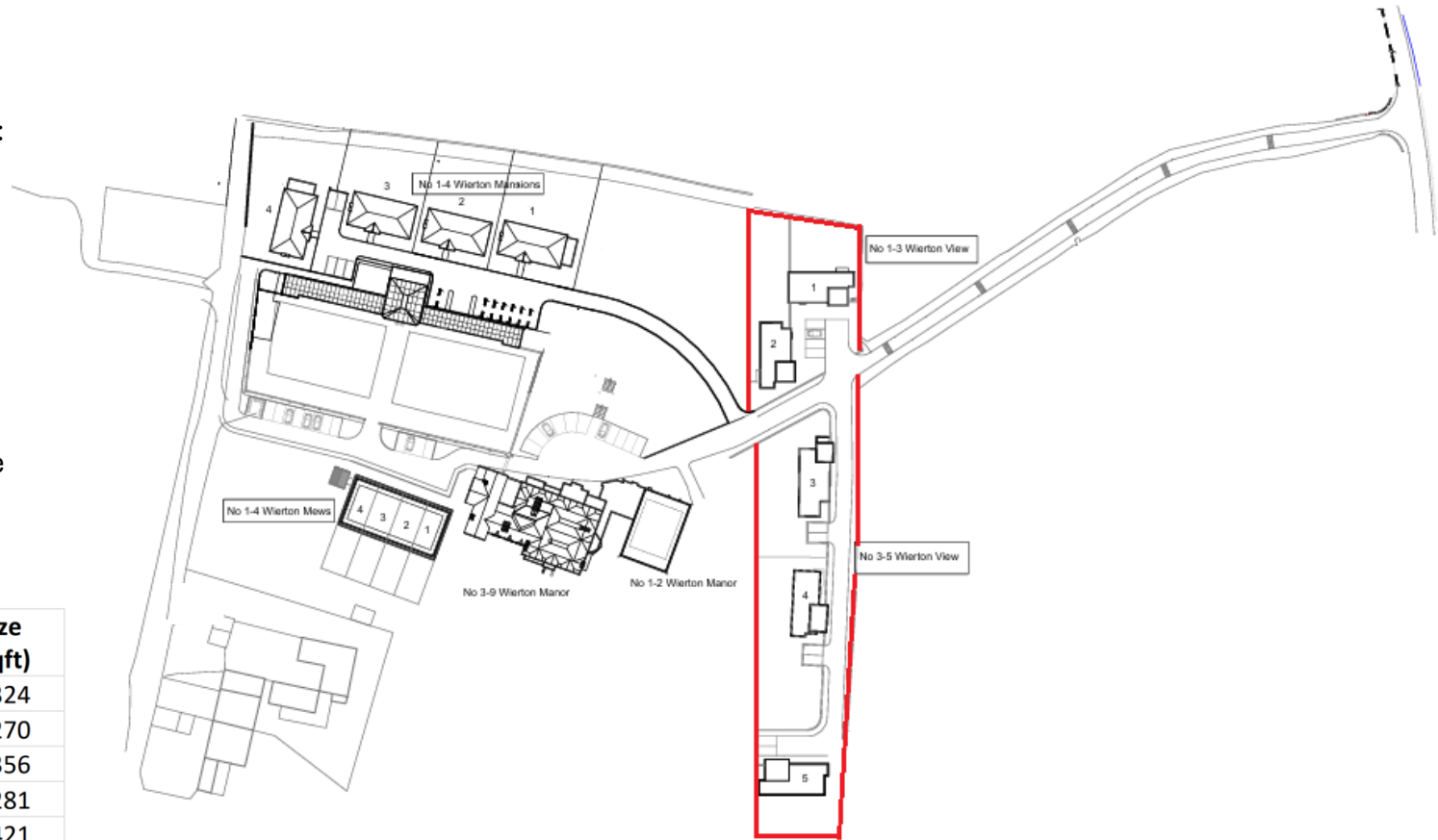


## Planning & Proposed Scheme

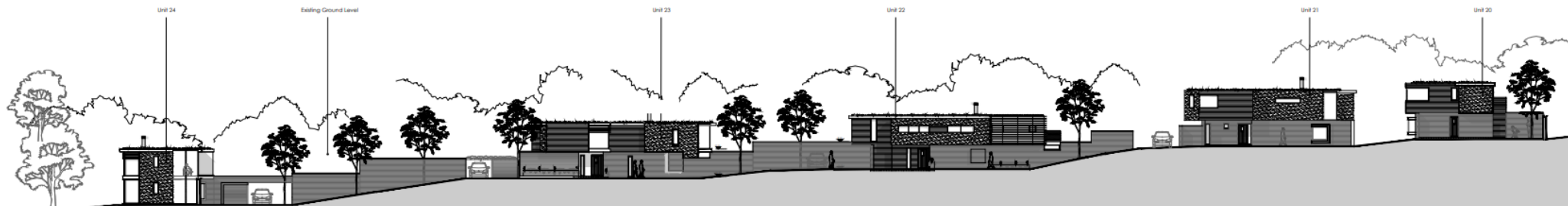
The site has a planning consent under ref: [11/0511](#)

Other relevant planning refs include: [18/502402/SUB](#), [24/502169/SUB](#)

The site is for 5 no. detached plots referred to as Plots 20-24, which are included in the consent and located to the east of the main house and straddles the access road. It is understood that this part of the site has been fully serviced and the base course and kerbs installed for the access road.



Plot	Beds	Style	Size (m2)	Size (Sqft)
20	4	Detached	216	2,324
21	4	Detached	211	2,270
22	4	Detached	219	2,356
23	4	Detached	212	2,281
24	4	Detached	225	2,421
			<b>1,083</b>	<b>11,653</b>



## Services

We understand:

1. Foul drainage installed but sewage treatment plant not installed.
2. Surface water drainage installed but not the attenuation tanks.
3. Electric connected to feeder pillar to each property.
4. Water to each property subject to final connection by SEW
5. Openreach supplied to each property.
6. Kerbs installed, some type 1 installed.

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.

## VAT

Not Applicable

## CIL/S106

Not Applicable

## Method of Sale

**Offers are invited by way of private treaty for the whole site or on an individual plot basis.** All bids must be submitted in writing to RPC's Tonbridge Office. [P.Bowden@rpcland.co.uk](mailto:P.Bowden@rpcland.co.uk)

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.  
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details

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

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

## Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

# Agent Details

Peter Bowden

01732 363633

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



## 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.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

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.

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.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.