

**A Superb Residential Development Opportunity with Detailed Planning Consent  
for 10 Houses & 1 Commercial Office Designed in an Attractive Kentish  
Farmhouse Style, set in the Heart of the Kent Countryside with Stunning Views**



## East Farleigh Heights

Culls Farm

Dean Street

East Farleigh

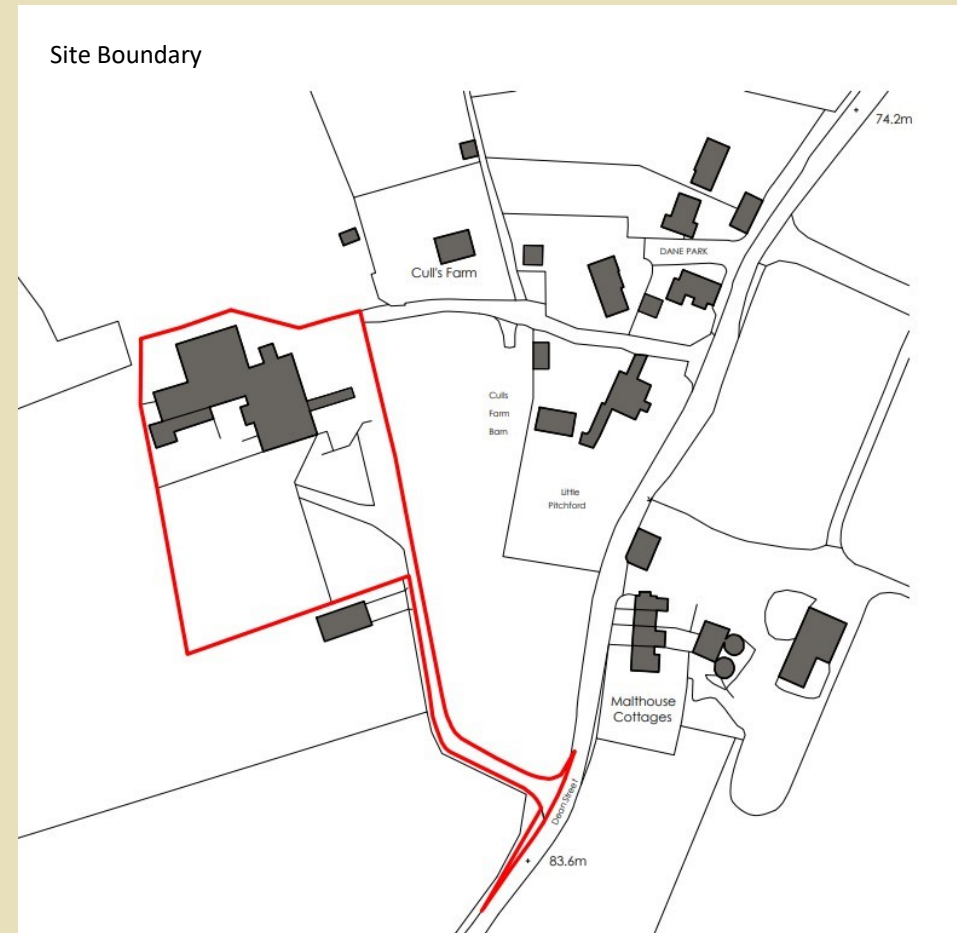
ME15 OPS

**For Sale**

## Site Description

The site being roughly rectangular in shape measures approx. 0.75 ha (1.875 acres). It is currently a brownfield site occupied for car sales and maintenance. There is approx. 112.5 sqm of existing buildings to be demolished with approx. 5.338 sqm of hardstanding. The site slopes gently from South to North with all boundaries easily defined.

An asbestos report together with a soil report is available on our website.

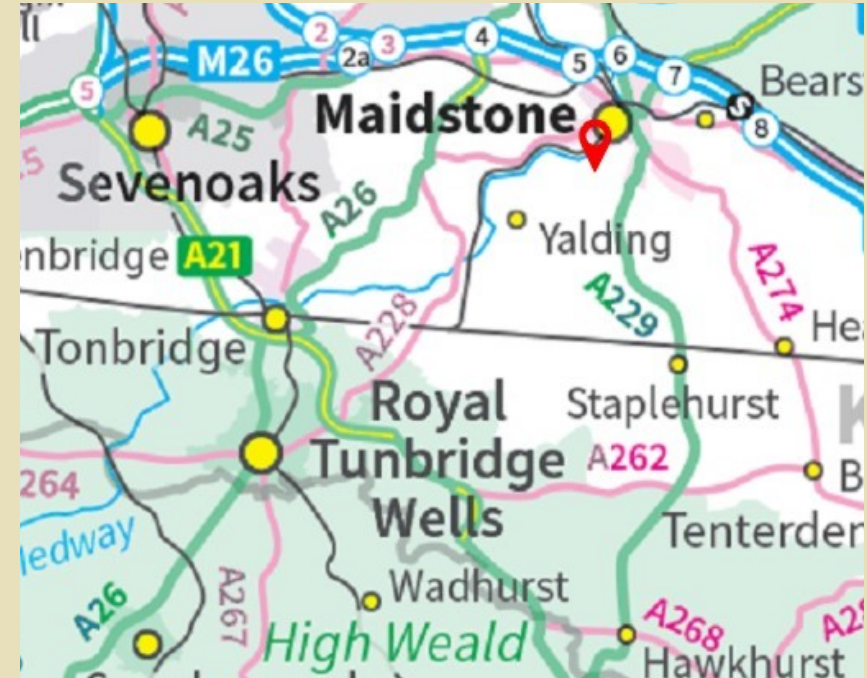


## Location

The site is approached via a sweeping private drive set in the heart of the countryside, on the edge of the Dean Street conservation area with stunning views across open countryside. There are many fine converted farm buildings and architecturally attractive homes along Dean Street which leads to the village centre about 1 mile distant. East Farleigh dates back beyond the Domesday Book and boasts the 12th century St Mary's church, historic grade 1 listed 14th century bridge and provides a primary school, Walnut Tree and Horseshoe public houses. The river Medway meanders to the North of the site providing wonderful country walks, along with the nearby Teston Bridge Country Park.

Maidstone, the County Town of Kent is approx. 3 miles distant providing excellent shopping, schooling and sporting facilities, whilst the M20 motorway is just over 5 miles providing access to London & Coastal Towns.

East Farleigh train station provides local services to Maidstone, Paddock Wood, Tonbridge for onward main line services to London and Coastal Towns.



## Planning

Detailed Planning Consent was granted by Maidstone Borough Council under ref: 20/506064/Full dated 28th July 2021 for the demolition of the existing vehicle workshops & the erection of 10 private dwelling houses together with 1 commercial office building, and subject to various conditions. A copy of the consent notice is available on [RPC Land website](#) or via the [Maidstone Borough Council Planning Portal](#)

## The Proposed Scheme

This most attractive scheme by the award winning local architects, Offset, is designed in the Kentish Farm Style, courtyard format to compliment the surrounding rural area. The individual homes have been sensitively designed to give a unique feel to the development with each unit complimenting the other.



Plot	Type	Beds	Parking	Garages	Floor Area Sq.M.	Floor Area Sq.Ft.
1	Commercial Office				112.0	1,206
2	Detached	4 Bed	2		158	1,701
3	Detached	4 Bed	2		158	1,701
4	Detached	3 Bed	2		99	1,066
5	Detached	3 Bed	2		99	1,066
6	Detached	4 Bed	2	2	204	2,196
7	EOT	3 Bed	2		95	1,023
8	MT	2 Bed	2		79	850
9	EOT	3 Bed	2		95	1,023
10	4 Bed	4 Bed	2	1	164	1,765
11	Detached	4 Bed	2	1	164	1,765
					<b>1,427</b>	<b>15,360</b>

#### Note

There is no affordable housing requirement. Plot 1 the Commercial unit has been designed to compliment the whole scheme taking the form of an attractive estate office building.

#### CIL

The buyer will be responsible for any CIL payment as per the Maidstone Borough Council CIL Liability notice dated 24th August 2021 of £36,532.321

#### Services

Any interested parties should make their own enquiries regarding availability and capacity . There is no gas available to the site.

#### Tenure

The site will be sold freehold with Vacant Possession on Completion.

#### Note

The Sellers wish to exchange contracts within 6 weeks of acceptance of any offer but with a delayed completion until May/June 2024

#### Price

Price available on Application

## VAT

The sellers have elected not to charge VAT on the sale.

## Viewing

The site may be viewed at anytime between the hours of 9am—5 pm, Monday to Friday. However, should any interested parties wish to be accompanied by the seller this can be arranged through RPC Peter Randall on 07932 015233

## Note

The site is also occupied by other operators. Please respect their presence and only park in the Oakwood Groups Parking Spaces.

## Method of Sale

Offers are invited for the freehold subject to contract only.

Bids must be made in writing on Company letter headed paper & addressed to Peter Randall, RPC Land & New Homes 158 High Street, Tonbridge, Kent, TN91BB. Email p.randall@rpcland.co.uk

In submitting your bid please provide the following details:

- 1) Offer Price for the Property
- 2) Details of any conditions attached to the bid
- 3) Details of any abnormal costs allowed for
- 4) Details of due diligence required prior to exchange of contracts
- 5) Proof of funds
- 6) Details at what level the bid have been authorised and what further authorisation, if any, is required.
- 7) Note It is agreed with the sellers that the buyer shall be responsible for RPC Land & New Homes fees at the rate of 1.25% of the purchase price paid plus VAT at the appropriate rate and this MUST be taken into account when making any offer.

The sellers reserve the right not to accept the highest offer or any of the bids.

## Agents Details

**Peter Randall**

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

**RPC Land & New Homes Ltd**

158 High Street

Tonbridge

Kent, TN9 1BB



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