

New Barn Farm

Park Lane, Boughton Monchelsea, Maidstone, Kent, ME17 4JJ



RURAL MIXED USE SITE WITH DEVELOPMENT POTENTIAL For Sale

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Key Features

- Detached Industrial Unit with residential accommodation and permission for additional accommodation
- Detached 2 Bedroom Bungalow
- Large yard
- Established Operating Centre for HGV's.
- Land with precedent set for planning permission for a single mobile dwelling
- 1.58 acre total site area

Description

For Sale – Semi Rural Site with Industrial Unit, Large Yard, Detached 2 Bedroom Bungalow & Land with precedent set for planning permission for 1 Mobile Dwelling

Accommodation

The site comprises an Industrial Unit with large yard, benefitting from an operating license, part of the Industrial Unit has been converted to provide living accommodation, with planning permission for additional living accommodation. There is a detached 2 bedroom bungalow and land with planning permission for a single mobile residential dwelling.

Area	Sq Ft	Sq M
Industrial Unit GIA	1,564	145.3
Residential Flat GIA	848	78.78
Total GIA	2,412	224.08
Total Site (Acres)	1.58	

(We were unable to inspect the bungalow internally, but we are informed it is a 2 bedroom dwelling)



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Rateable Value

To be assessed.

Terms

Offers in the region of £950,000

Freehold for sale

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

Awaited

Legal Costs

Each side to bear its own legal and professional costs

Planning

The Industrial Unit benefits from planning consent for a change of use of part ground & part first floor from B2 workshop to C3 residential together with additional windows (Planning Ref. 21/500937/FULL)

The site also benefits from an Operator License for 2 vehicles & 2 trailers (further details available).



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Location

The site is located on Park Lane in Boughton Monchelsea, approximately 4 miles south of Maidstone with Junction 8 of the M20 approximately 5 miles to the north east, and Junction 6 circa 6 miles to the north.

Drive Time	Miles	Mins
Maidstone Town Centre	3.8	13
M20 Junction 8	5.7	13
Ashford Town Centre	20.9	32

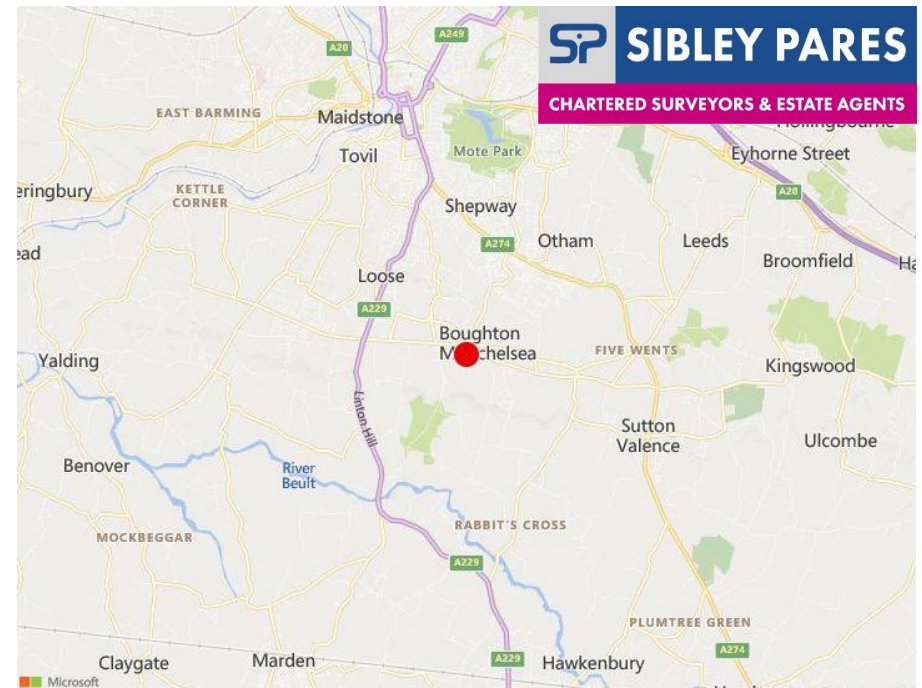
For all Viewings and Enquiries contact:



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NOTE: Rental prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



Approximate Indicative Site Plan

AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

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