

Farleigh Forge Garage

Lower Road, East Farleigh, Maidstone, Kent, ME15 0JS



Vehicle Workshop with Planning for Redevelopment FOR SALE

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Key Features

- Suitable For Continued Existing Vehicle Workshop or Redevelopment
- Planning For New Build 4-Bed Family Home & Conversion to 2-Bed Bungalow
- Available As A Whole or As Two Individual Plots
- Total Site Area of 0.2 Acres
- Picturesque Location with Good Connectivity
- 2.2 Miles to Maidstone Town Centre

Description

EXISTING VEHICLE WORKSHOP WITH REDEVELOPMENT CONSENT FOR NEW BUILD 4-BED DETACHED HOUSE AND CONVERSION OF EXISTING WORKSHOP TO 2-BED BUNGALOW

Farleigh Forge Garage is a long established vehicle workshop and MOT buildings with good sized forecourt comprising two main workshop buildings and separate receptions/office.

Planning approval to convert one of the existing buildings to a 2-bed bungalow and demolish the main workshop and construct a new build, 4-bed detached family home under Maidstone Borough Council planning reference 23/505157/FULL

The Freehold of Offered with Vacant Possession either as a whole or as two separate lots.



CGI impression of the proposed residential redevelopment scheme below:



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Accommodation

The property currently comprises an existing vehicle workshop and MOT station with office and tyre bay. The main vehicle workshop is a detached building of brick/block construction under timber trussed tiled roof. There are two timber sliding shutter doors allowing vehicular access through the western and eastern elevations of the unit. There are two personnel doors to the forecourt and an additional garage door access. There is a separate single storey reception/office of brick construction under flat felted roof.

The single storey tyre bay workshop is of brick and ragstone construction under tiled timber framed roof. There are two garage door access points on the west and south elevations and personnel door to the forecourt.

There is a large forecourt area to the front and side elevations allowing parking for 15+ cars.

The property has been measured on a Gross Internal Area (GIA) Basis as follows;

Area	Sq Ft	Sq M
Existing		
Main Workshop	1,000	92.9
Reception / Office	110	10.22
Tyre Bay Workshop	684	63.54
Total Existing GIA	1,794	166.66

Rateable Value

RV £13,250 @ p in the £43.2

Rates payable £5,724 for the year 2026/27

Planning

Planning approved under MBC planning reference 23/505157/FULL for Demolition of existing workshop to west and erection of 1 (no) detached 4 bedroom dwelling. Conversion of existing workshop to east to 1 (no) detached 2 bedroom bungalow with use of existing vehicular access on to Lower Road, provision of footway and associated parking and landscaping.

The planning approval provides for the following proposed accommodation schedule;

Area	Sq Ft	Sq M
Proposed		
4-Bed Detached GIA	2,026	188.00
2-Bed Detached GIA	684	63.55

Price

Guide Price of £525,000 for the entire

The vendor may consider sale of two individual plots with guide prices as follows;

Plot 1 – New Build 4-Bed Detached – £275,000

Plot 2 – Conversion to 2-Bed Detached Bungalow – £260,000

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

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Location

The property is situated on Lower Road, in the picturesque village of East Farleigh, being a semi-rural location on the outskirts of Maidstone. East Farleigh sits 3 miles to the west of Maidstone, Kent's County Town and principal administrative centre.

Junction 5 of the M20 is approximately 5 miles to the north, easily accessed via Farleigh Bridge and Hermitage Lane. East Farleigh Station is 0.7 miles from the property and serves London Bridge in just over 1 hour via Paddock Wood.

What3Words Location: <https://w3w.co/palms.tricks.gold>

EPC

Awaited

Legal Costs

Each side to bear its own legal and professional costs

For all Viewings and Enquiries contact:



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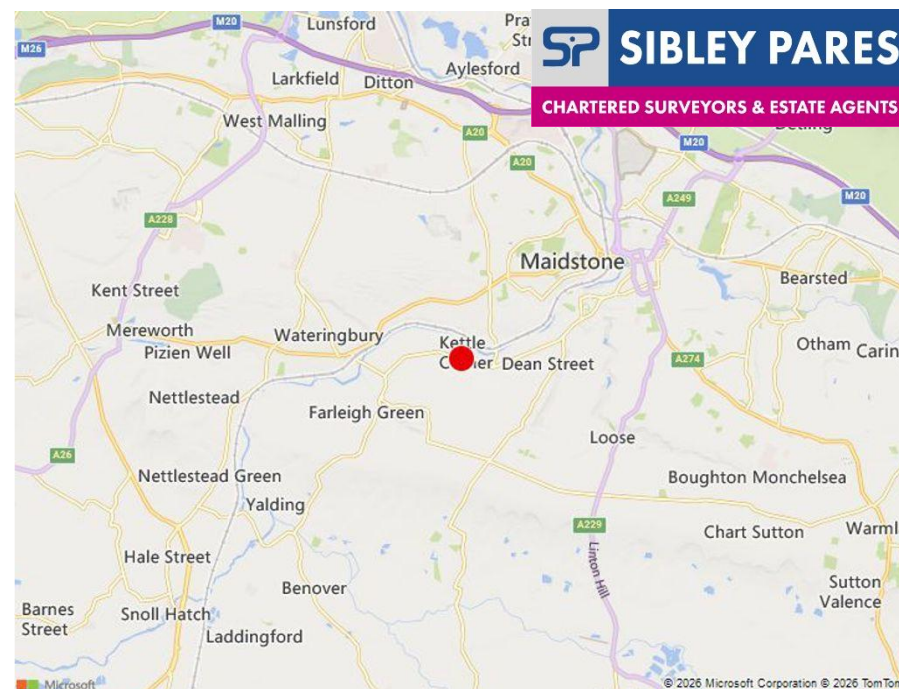


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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. 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.



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