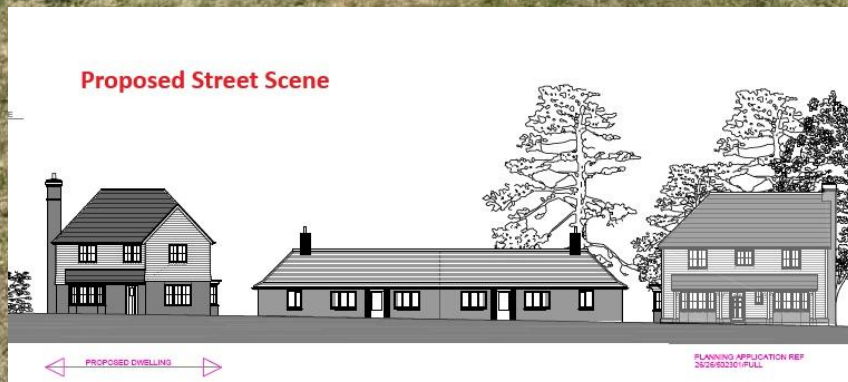


Land & Buildings at Forum & Montague Cottages

Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3JA



Development Opportunity FOR SALE

Land & Buildings At Forum & Montague Cottages

Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3JA

Key Features

- Development Opportunity
- Potential To Add Further Value
- Available as a Whole or Individual Plots
- 2 x Conversions with Extensions
- 2 x New Build Detached Houses
- Located in Popular Residential Area

Description

DEVELOPMENT OPPORTUNITY -- FOR SALE

Development opportunity is available for sale a pair of semi-detached bungalow's with planning consent to extend to the rear. There is also potential to add further value by extending upwards and creating a first floor on each cottage, subject to obtaining the necessary planning consents.

In addition there is planning permission granted to erect a new four bedroom dwelling house with the provision of 3no. parking spaces and associated hardstanding which has been granted planning permission under Maidstone Borough Council reference number 26/502301/FULL

Planning has also been submitted to erect another four bed detached dwelling house with associated parking under Maidstone Borough Council reference number 26/503401/FULL

Total Site Area of 1.09 Acres



Land & Buildings At Forum & Montague Cottages

Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3JA



Accommodation

The site comprises for individual plots with significant potential. The two existing cottages, Forum and Montague, are currently in shell specification with planning approval to extend to the rear with each completed cottage being 2-bed with large open plan living accommodation.

Planning permission has been granted to erect a new 4 bed detached adjacent to Forum Cottage.

Planning permission has been submitted to erect a new 4 bed detached adjacent to Montagu Cottage.

The floor areas have been taken from the plans and have the following approximate Gross Internal Area's (GIA):

Area	Existing	Proposed	
	Sq Ft	Sq Ft	Sq M
Forum	477	721	66.98
Montagu	749	830	77.11
Land Adj. Forum	0	2,206	204.94
Land Adj. Montagu	0	1,642	152.54

Price

Guide Price for the entire is £925,000

(subject to the Land adjacent to Montagu being approved)

The Development Site is available as a whole, or can be split into 4 different lots as required – further information is available upon request

Planning

Forum Cottage – Planning has been approved under MBC planning reference 26/501854/FULL for the Demolition of extension and erection of single storey rear extension, front porch and changes to fenestration.

Montagu Cottage – Planning has been approved under MBC planning reference 26/501863/FULL for the Demolition of existing extension and part of party wall. Erection of single storey rear extension and addition of porch. Alterations to front fenestration and addition of chimney.

Land Adjacent to Forum – Planning has been approved under MBC planning reference 26/502301/FULL for the Erection of new four bedroom dwelling house with the provision of 3no. parking spaces and associated hardstanding.

Land Adjacent to Montagu – Planning has been submitted under MBC planning reference 26/503401/FULL for the Demolition of shed and erection of a 4 bedroom dwelling house with the provision of 3no. parking spaces, 3no. cycle spaces, a dropped kerb and associated hard and soft landscaping.

Further details are available upon request – please contact **Sibley Pares** for access to the **Data Room**.

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

Forum & Montagu – E (48) with Potential for A (99)

Land & Buildings At Forum & Montague Cottages

Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3JA

Location

Situated on the outskirts of Maidstone, Sutton Valence is a picturesque village that combines rural charm with excellent connectivity. Renowned for its outstanding schools, most notably the prestigious Sutton Valence School, the village is a highly sought-after location for families.

Transport links are excellent, with rail services from Headcorn or Maidstone to London and Ashford.

What3Woods Location:- [///frail.sparkle.casino](https://frail.sparkle.casino)

Legal Costs

Each side to bear its own legal and professional costs

For all Viewings and Enquiries contact:



Phil Hubbard

phil.hubbard@sibleypares.co.uk

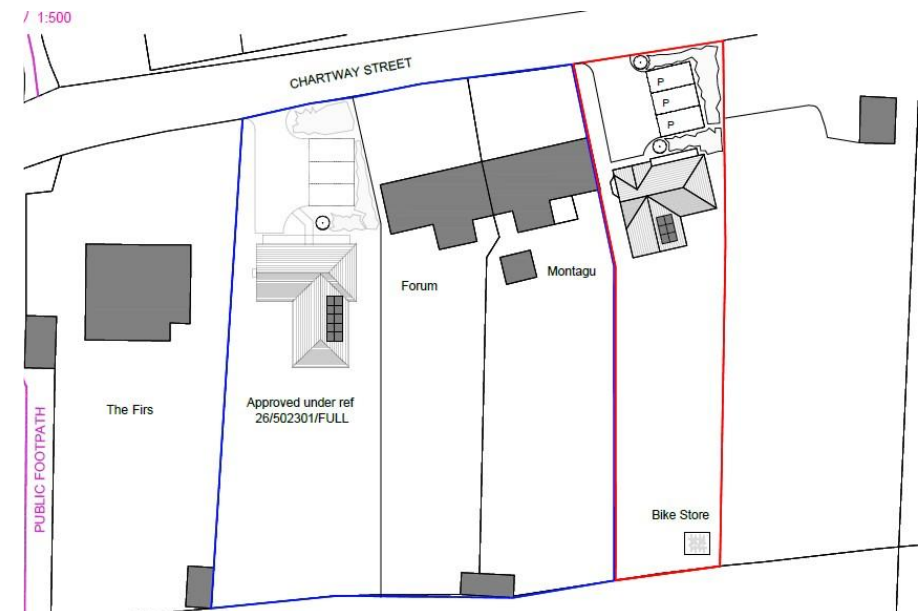
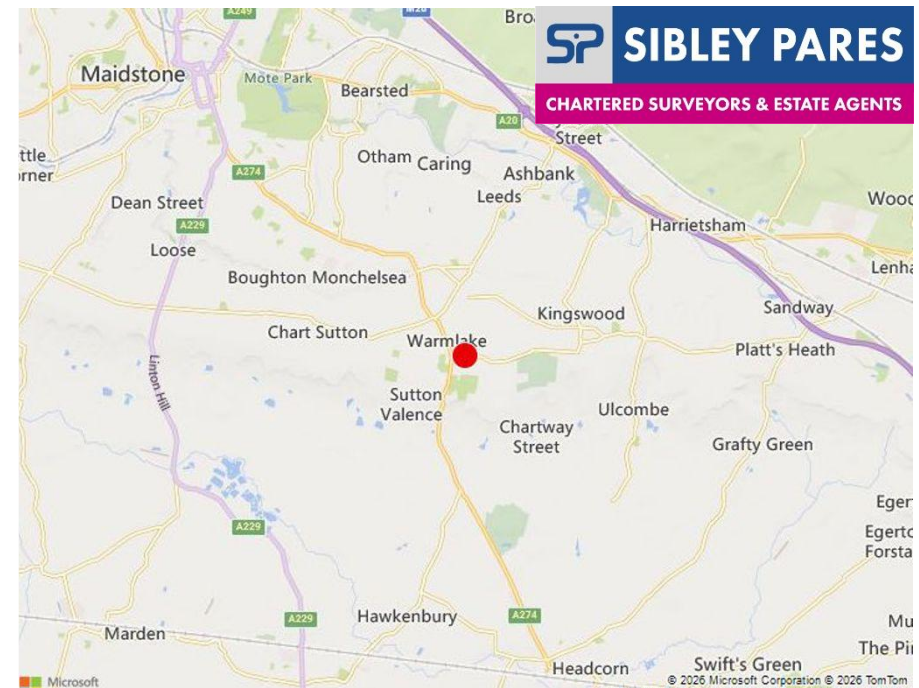


Thomas Langston

thomas.langston@sibleypares.co.uk

**SIBLEY PARES**
CHARTERED SURVEYORS & ESTATE AGENTS
01622 673086
[sibleypares.co.uk](https://www.sibleypares.co.uk)

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.



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

Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP Registered in England and Wales No: OC400776 Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ VAT Registration No. 218 5130 30