

**LAND BETWEEN 31 & 41 DOVER STREET, MAIDSTONE, KENT, ME16 8LF**

**SIBLEY PARES**

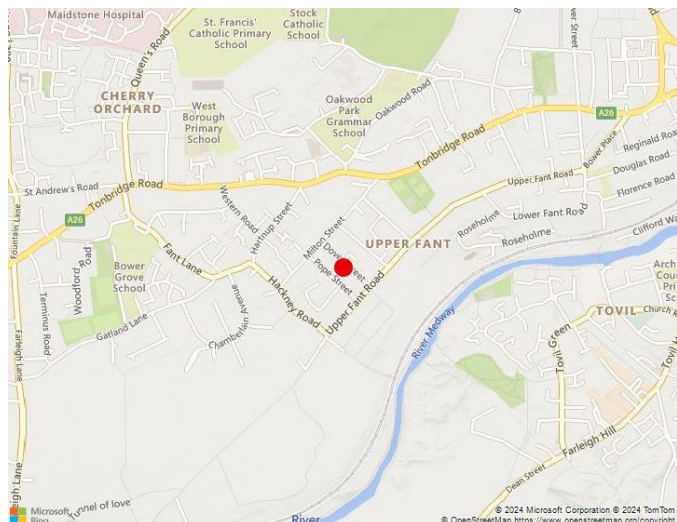
**CHARTERED SURVEYORS & ESTATE AGENTS**



- Ideal Infill Development Plot Subject To Planning
- 0.033 Acre Site
- £79,500 For The Freehold



# LAND BETWEEN 31 & 41 DOVER STREET, MAIDSTONE, KENT, ME16 8LF



## Rent/Price

Guide Price - £79,500 for the freehold, unconditional offers invited

*In accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.*

## Services

We understand there to be mains electricity, water and drainage to the site, although any prospective purchaser should carry out their own due diligence.

## Legal Costs

Each side to bear its own legal and professional costs

## 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.

## Viewing



**Mr Alex Stanford**

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## Description

The property comprises a mid terrace plot of land available for sale with potential for development subject to planning.

The available plot of land is a rectangular shape and predominately level with an existing workshop building to the front. Due to the site being situated within a residential area we consider the site would be suitable for residential development, subject to gaining the necessary consents and permissions. The unit has power already provided to the site and we understand utilities are readily available in the road.

The approximate dimensions are set out below:

Site dimensions:	23.39m x 5.56m
Plot Size:	1,412 sq ft (0.033 Acres)
Workshop:	487 sq ft (45.24 sq m)

Note, the rear part of the site being part of the garden is a possessory title which is included in the sale.

## Location

The Site is located on Dover Street in Maidstone in a densely populated residential area. Dover Street itself is situated just off the A26 Tonbridge Road which provides excellent road communications to the M2 & M20 motorways via the A229. Maidstone West train station is also within close proximity, being less than 1.5 miles away from the site.

**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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