

# Land Adjacent To Ambulance Service HQ

Heath Road, Coxheath, Maidstone, Kent, ME17 4BG



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*Approx. Site Area*



Development Opportunity for 9 No. Dwellings **FOR SALE**

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## Key Features

- Site area approx. 0.35 acres
- Planning for 9 No. 3-Bed Houses
- Planning Ref 22/500597/FULL
- Unconditional Offers Invited
- Net Sales Area of 10,269 sq ft (954 sq m)
- Gross Internal Area of 11,141 sq ft (1,035 sq m)

## Description

SITE FOR SALE - PLANNING APPROVED FOR 9 DWELLINGS UNDER REF 22/500597/FULL

Approx. 0.35 Acre Site in central Coxheath village with the benefit of planning consent to build 9 residential dwellings at the rear of the former Ambulance HQ Building. The former South East Coast ambulance HQ building remains in situ and the site for sale forms the former car park for the building.

The site is a flat, car park currently and will be sold with access rights over the main entrance way into the site. The planning approval is for 9 no 3-Bed houses over 3 storey's, each of 106 sq m (1,141 sq ft) Net Saleable Area providing a total development floor area of 954 sq m (10,269 sq ft) Net Saleable and 1,035 sq m (11,141 sq ft) Gross Internal Area.

## Price

Unconditional offers invited in the region of £850,000



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## Accommodation

The site area is approximately 0.35 Acres. Planning has been approved for the following Accommodation Schedule:

Net Sales Areas	Sq M	Sq Ft
Unit 1 - 3B5P	106	1,141
Unit 2 - 3B5P	106	1,141
Unit 3 - 3B5P	106	1,141
Unit 4 - 3B5P	106	1,141
Unit 5 - 3B5P	106	1,141
Unit 6 - 3B5P	106	1,141
Unit 7 - 3B5P	106	1,141
Unit 8 - 3B5P	106	1,141
Unit 9 - 3B5P	106	1,141
<b>Total Net Saleable Area</b>	<b>954</b>	<b>10,269</b>

Build Floors Areas (per block for each of A, B & C)	Sq M	Sq Ft
Ground x 3	123	1,324
First x 3	123	1,324
Second x 3	99	1,066
<b>Total Net Saleable Area</b>	<b>1,035</b>	<b>11,141</b>

## Planning & Access

The site has planning consent under ref. no. 22/500597/FULL for the construction of 9 no. 3-bed houses totalling 10,269 sq ft Net Saleable Area plus associated gardens and car parking. The site benefits from rights of way across the adjoining Health Centre site to the North which has direct access from the adopted Highway onto Clock House Rise (the Crest Nicholson Development adjacent). We understand that there is no S.106 requirements - Further details and access to the Data Room is available upon request

## 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.

## Legal Costs

Each side to bear its own legal and professional costs.

*Block C First Floor Plan*



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## Location

The site is situated off Heath Road in Coxheath, behind the NHS Coxheath Centre (community services) where the property has rights of access across the shared driveway onto Clockhouse Rise (now adopted Highway) which was the access road into the new residential development built around 15 years ago. The former South East Coast ambulance HQ building remains in situ and the site for sale forms the former car park for the building.

Coxheath itself is a large village in Maidstone with various local amenities on Heath Road at the crossroads close to the subject property. The Spice Lounge Indian restaurant has just received planning consent to extend and will home a new Tesco Express to help serve local demand. Coxheath is 4.5 miles South of Maidstone Town Centre.

What3Words Location - <https://w3w.co/masses.shady.simulations>

For all Viewings and Enquiries contact:



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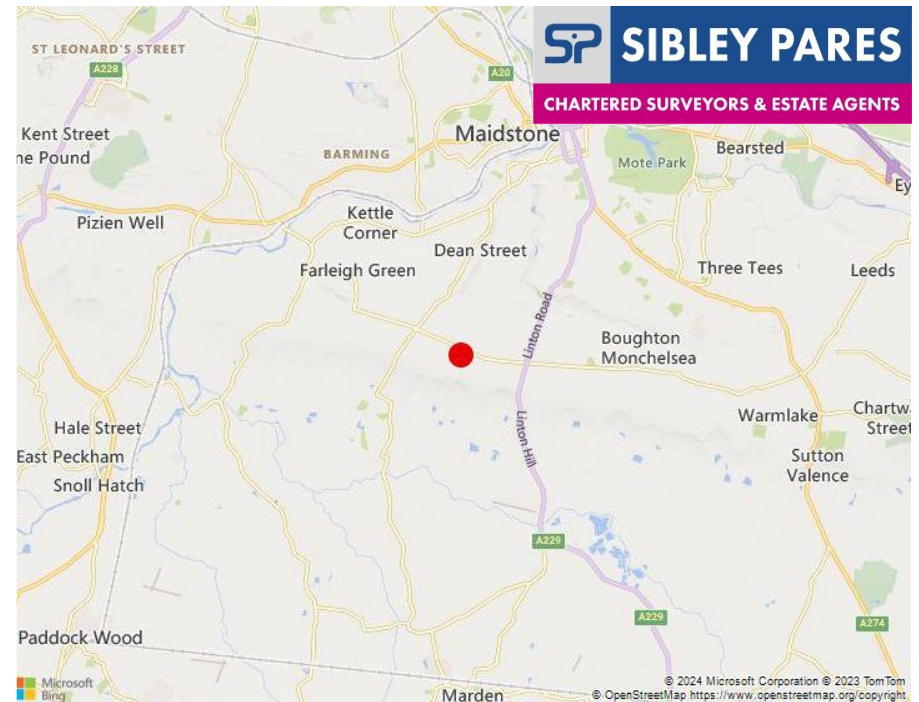
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*Elevation Plans*



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