



**Hopper Huts at The Granary Rock Farm Gibbs Hill,  
Nettlestead, Maidstone, Kent, ME18 5HT**

**OFFERS IN EXCESS OF: £250,000**

**HUNTERS**  
HERE TO GET *you* THERE

## DESCRIPTION

A FANTASTIC DEVELOPMENT opportunity with FULL PLANNING & LISTED BUILDING CONSENT for Conversion of 2 Hopper Huts, to Residential Dwellings.

**PLANNING:** 21/505741/FULL | Conversion of existing hopper huts to 2no. residential dwellings with basements and associated parking spaces, amenity space and landscaping. | The Granary Rock Farm Gibbs Hill Nettlestead Maidstone Kent ME18 5HT

**LISTED BUILDING CONSENT:** 21/505742/LBC | Listed Building Consent for works associated with the conversion of existing hopper huts to 2no. residential dwellings. | The Granary Rock Farm Gibbs Hill Nettlestead Maidstone Kent ME18 5HT

**SERVICES:** Vendor has made us aware that the property is connected to mains water & electrics. A Gas supply also runs alongside the huts. We recommend investigating the services prior to offering.

**TENURE:** The property is offered for sale by private treaty with vacant possession upon completion.

**CIL Payment:** The Community Infrastructure Levy (CIL) contribution has been agreed: £47,273.11.

**LAYOUT:** The current planning is split into two “L” shaped buildings with Subterranean Living Space

- Right Hand Building: 126 sqm (1,356 sq ft) Approx
- Left Hand Building: 126 sq m (1,356 sq ft) Approx.
- Total Existing: Gross External Area 252 sq m (2,712 sq ft)
- Newly Created Subterranean Living Space (Each Side) – Gross Internal Area 42 sq m (452 sq ft) Approx

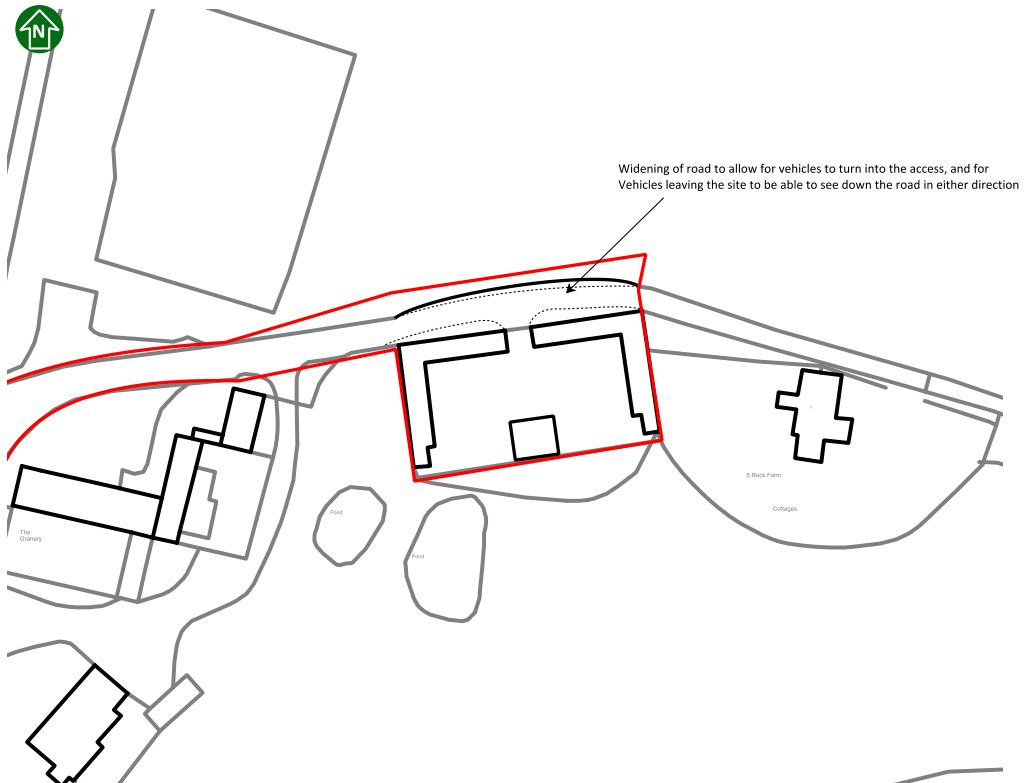
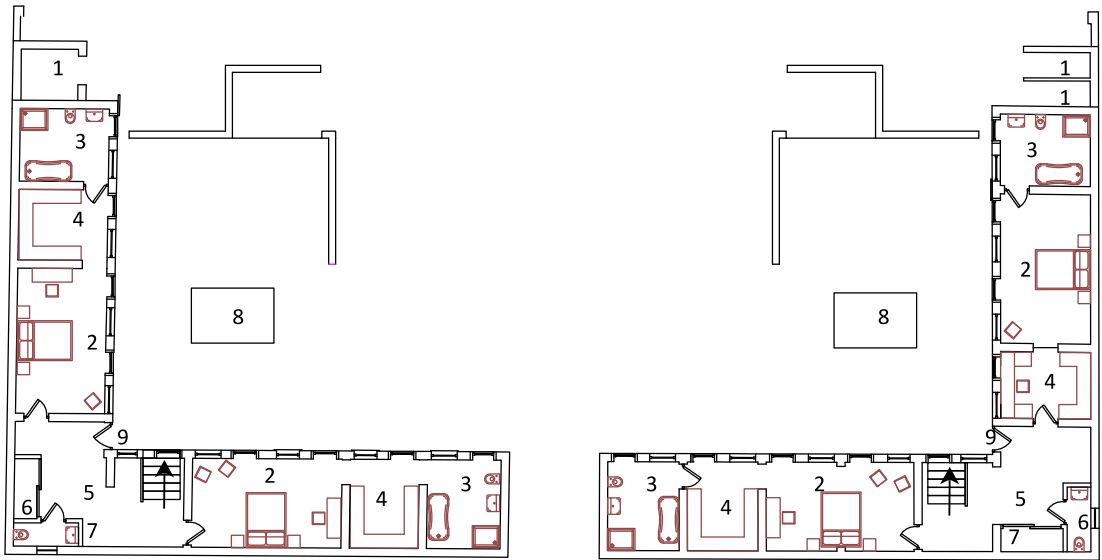
**LAND:** 0.2 Acres. Additional amenity land is available opposite the plot by separate negotiation with the vendor.

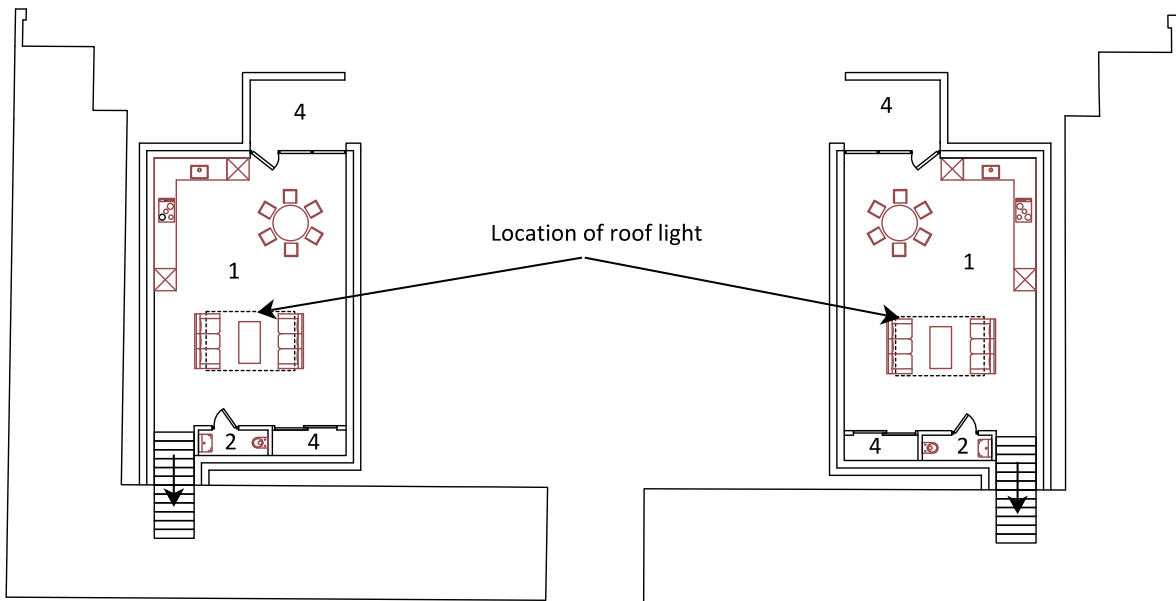
**ACCESS:** The development is accessed via a private driveway from Gibbs Hill.

**LOCATION:** Located within the small village of Nettlestead, with a population of just under 900 people, the site lies approximately 6 miles southwest of Kent’s largest town, Maidstone. Closer by, the centre of Watlingbury is just 1 mile away, and Kings Hill just 4 miles from the site, providing access to restaurants, a Waitrose supermarket, David Lloyd Health Club, and local golf course.

Vehicular access is provided from a shared driveway and footpath directly from Gibbs Hill. Major local road connections include the B2015 Maidstone Road, which in turn links to the A228 Seven Mile Lane, providing access to Junction 4 of the M20 motorway to the north and to the south, the A21.

There is good access to the national rail network. Watlingbury train station is just 1 mile away, providing direct access to Maidstone West and Tonbridge. Paddock Wood train station is approximately 5.2 miles away offering connections into London Bridge and Waterloo and a journey time of c.50 minutes, and West Malling train station is also approximately 5.2 miles away, with connections into London Victoria Station in a journey time of just over one hour.





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## OPENING HOURS



Monday - Friday: 9 - 5.30 Saturday: 9 - 5

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

