

169 Loose Road, Maidstone, ME15 7DP

Existing Bungalow with Planning to Extend Upwards to create a Chalet Home & Planning Permission Granted for a Chalet Home Build Plot to Rear



Illustrative Image of Existing Bungalow Extended upwards to form a Chalet Home



Illustrative Image of Proposed Chalet bungalow on build plot

ASKING PRICE: £700,000

- **DETACHED BUNGALOW WITH PLANNING TO BE EXTENDED UPWARDS TO CREATE A CHALET BUNGALOW**
- **PROPERTY INCLUDES A BUILD PLOT TO REAR WITH FULL PLANNING PERMISSION FOR DETACHED CHALET BUNGALOW**
 - **SITE EXTENDS TO APPROXIMATELY 0.5 ACRES**
 - **FREEHOLD FOR SALE WITH VACANT POSSESSION**

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This unique property benefits from extensive grounds that offers a versatile package that is perfect for both personal use and development potential. The existing property comes with planning permission to expand and enhance the living & accommodation space, to create a large 4-bedroom family Chalet 1.5 storey Home along with a build plot to rear that has approved plans for a stunning 4-bedroom detached house. This is an exceptional chance to create a spacious family home while simultaneously investing in a high-value project.

Existing Bungalow:

The existing site comprises a detached bungalow, with a large rear garden equating to circa TBV 0.50 acres. The property is arranged to provide a kitchen, living room, bathroom, study and 3 bedrooms. There is also a detached garage, however, planning permission is granted for a replacement double car barn.

The land to the rear is largely flat with some shrubs which can be removed.

Council Tax:

The Council Tax payable is £2,249.83 per annum. (2024/2025 rates).

Vacant Possession:

The sale will be on a vacant possession basis.

Existing Dwelling – Energy Performance Certificate:

The Property has an EPC Rated D

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Rear Aspect of Current Bungalow



Front Aspect of Current Bungalow

EXISTING BUNGALOW TO BE EXTENDED UPWARDS TO CREATE A CHALET 1.5 STOREY HOME - REF: 24/502475/FULL

The owners have secured planning permission to extend the current property from a 1,496 sq. ft (139 sqm) bungalow to a 2,497 sq. ft (231 sq. m) 4-bedroom chalet bungalow.

The plans submitted includes a kitchen/ family room with bi-folding doors to your private rear garden. The downstairs also has a large separate living room and study/bedroom 5. On the first floor you will find 4 bedrooms with two having en-suite shower rooms with the other bedrooms sharing the family bathroom.

Planning Permission & Description: 24/502475/FULL | Raised roof to create first floor extension with dormer and window to side elevations. Removal of front porch to create a canopy and fenestration changes | 169 Loose Road Maidstone Kent ME15 7DP



Front Resultant Property Extended Upwards to form a Chalet 1.5 Storey Home



Rear Resultant Property Extended Upwards to form a Chalet 1.5 Storey Home

23/505000/FULL | Demolition of existing garage, and erection of a detached dwelling, with associated garage, bin store and replacement car port (Resubmission 21/501894/FULL Amended Scheme).

The site also includes FULL PLANNING permission for a new 4 Bedroom Detached House on a large flat plot to the rear tucked away from the existing bungalow/chalet home.

The current planning permission has an open plan kitchen/family room, utility room, study and family Bathroom with bi-folds doors to your private rear garden, along with two bedrooms with master having an en-suite. On the first floor you will find two further bedrooms with the master bedroom having an en-suite and a separate shower room.



CGI of Proposed Chalet Bungalow



CGI of Proposed Chalet Bungalow



Photo of EXISITING Land



Photo of EXISITING Land

PROPOSED FLOOR AREAS

Existing Chalet Bungalow Extended: 2,497 sq. ft (231 sq. m)

Build Plot: Proposed Chalet Bungalow Home 1,862 sq. ft (173 sq. m)

TOTAL: 4,359 SQ FT (404 SQ M)

SERVICES:

The existing property is connected to mains gas, electrics & drainage.

For the new build services will need to be bought to the site.

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

TENURE:

The property is registered at the Land Registry under Title Number K. The freehold will be sold with vacant possession.

CIL Payment:

The rear plot is subject to CIL charge, buyers are asked to enquire with Maidstone Borough Council on the exact CIL figure. Self-Builders may be exempt from CIL.

It is understood that no CIL payment will be liable for the upward extension to the Existing Bungalow, however prospective buyers are advised to seek confirmation from Maidstone Borough Council.

Any change or further increase to the property may then be liable to CIL

VAT:

We are advised that the Property is not elected for VAT.

VIEWINGS:

Viewings are strictly by appointment only, please contact Jake Sauvage.

LOCATION:

Situated just outside of the town centre and within the wider suburban area of Maidstone on a very sought after road you have the perfect combination of good access links close to frequent bus services. Just a short distance to both Mote Park and Maidstone Town Centre you have everything you need right on your doorstep from motorway links, mainline train stations, bars, restaurants, shopping and much more. For those with families you are in the catchment area for the local grammar schools and good primary schools too.

TECHNICAL INFORMATION:

Further information is available on request, including the following information:

Planning Documents and Plans

James Clague Architects - Tel: 01227 649073 / Email: jessica@jamesclague.co.uk

Drawings and CGIs used by permission, for illustrative purposes only, not to scale.

METHOD OF SALE:

All offers must be submitted in writing to Hunters Land & New Homes Jake Sauvage

The freehold site is offered to the market with unconditional offers invited.

All offers must include:

1. Offer price for the property.
2. Details of further due diligence required prior to exchange of contracts.

3. Confirmation of funds.

Offers invited on an unconditional basis and are sought via informal tender with a closing date for bids to be confirmed. The Vendor reserves the right not to accept the highest, or indeed any offers submitted, and may withdraw the Property from the market at any time. Parties are expected to cooperate with transaction counterparty Anti Money Laundering due diligence checks upon agreement of Heads of Terms.

AGENTS NOTES:

Planning has been granted in accordance with the applications referred to and are subject to planning conditions.

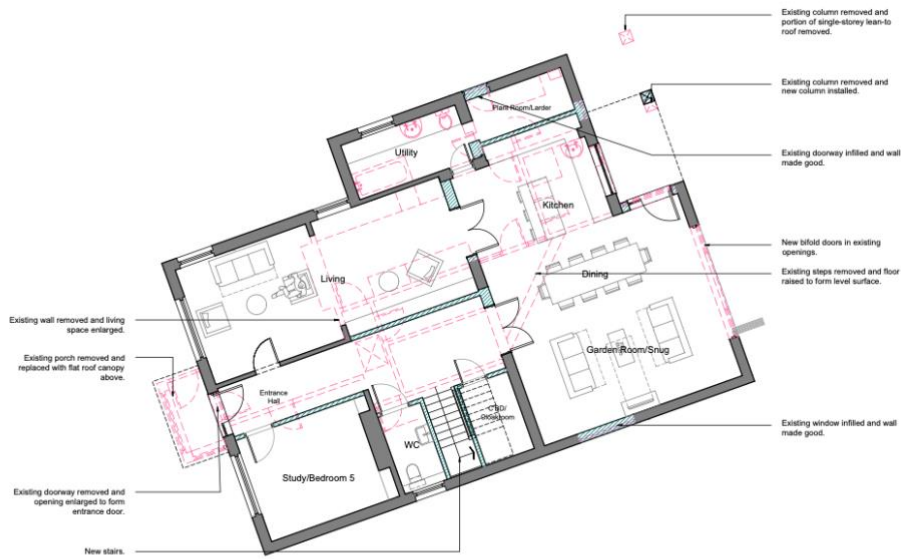
OVERALL SITE PROPOSED PLAN



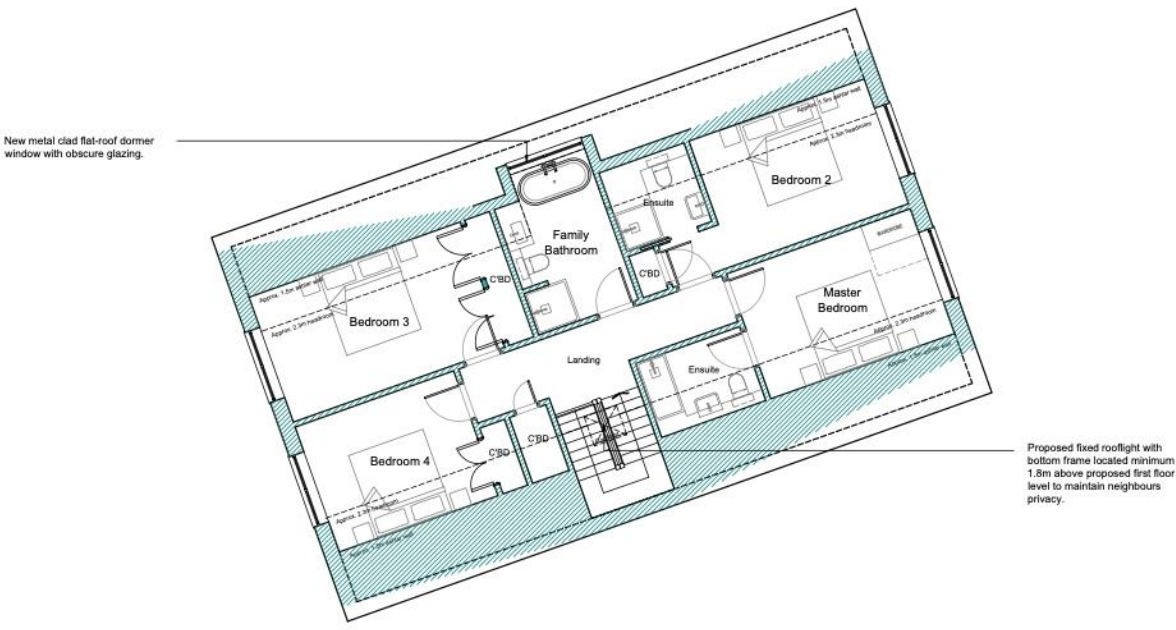
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PROPOSED PLANS RELATING TO EXISTING BUNGALOW:

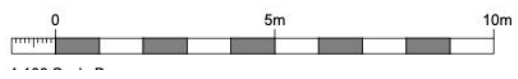


PROPOSED GROUND FLOOR PLAN FOR EXTENDED CHALET BUNGALOW

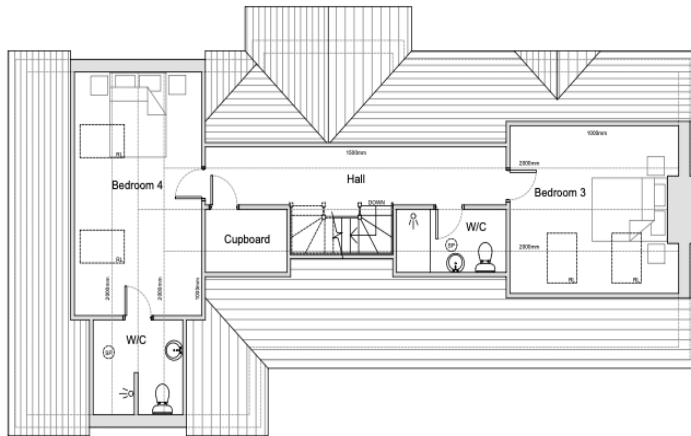


PROPOSED FIRST FLOOR PLAN FOR EXTENDED CHALET BUNGALOW

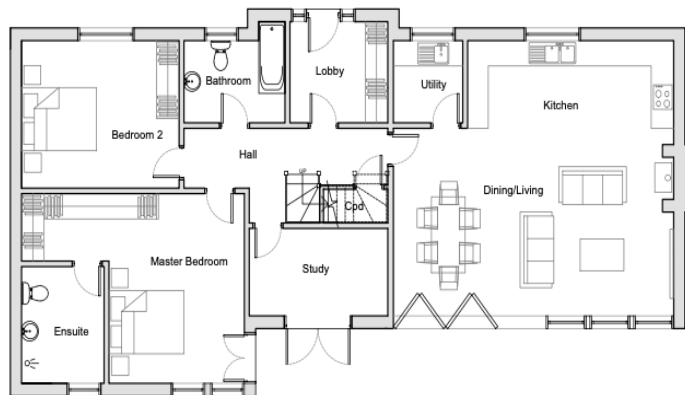
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PROPOSED PLANS RELATING TO BUILD PLOT FOR CHALET BUNGALOW:



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



03301 200 750

21 Cedar Parade, Repton Avenue, Kent, TN23
3TE

newbuildskent@hunters.com

Jake.Sauvage@hunters.com

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.



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