

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

Land to the rear of The Bull

Lower Road, East Farleigh, Maidstone, ME15 0HD



Indicative Plan

Key Highlights

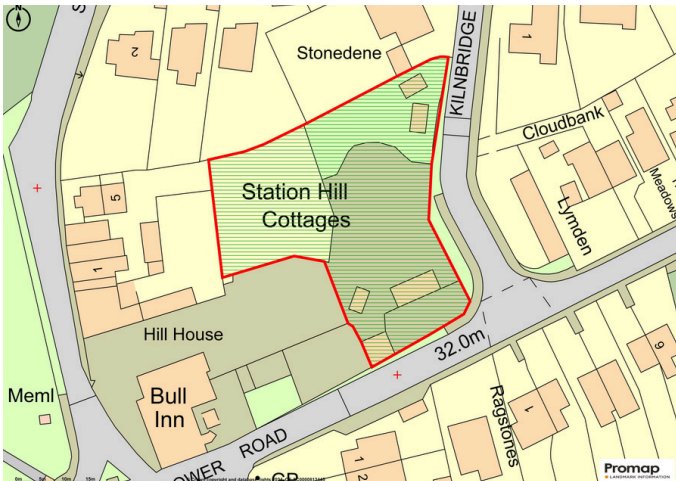
- Site area of 0.464 acres (0.18 ha)
- Vacant scrub land surplus to pub requirements
- Opportunity for various uses (STP)
- Positive pre-application received for the construction of 4 residential houses
- Freehold unconditional and conditional offers invited (STP)

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Site boundary for indicative purposes only



Location

The Bull Inn is located in East Farleigh which is village and civil parish close to Maidstone. The village is located on the south side of the river Medway and is approximately 2 miles (3.2km) upstream from Maidstone. The Bull Inn public house is located on the corner of Lower Road, Station Hill and Kilnbridge Close. The immediate surrounding area is made up of predominantly residential houses. The location has the benefit of being in close proximity to East Farleigh train station which provides access to London stations.

Description

The Bull Inn comprises a site of 0.845 acres (0.34 hectares) and is irregular in shape with an even topography. The property comprises a two storey detached building with brick elevations under a pitched tiled roof.

To the rear of the property is a substantial tarmac car park and trade garden. Beyond this point is an area of 'scrub land' which measures approximately 0.464 acres (0.18ha) and forms the subject site being sold, which is surplus to the pubs requirements and therefore is available for an alternative use (STP).

We provide above an indicative scheme for 4 houses which is a likely achievable development (STP).

Planning

The property has the following planning considerations which are applicable.

- Not a listed building adjacent.
- Not Flood Zone
- Not subject to any TPO's albeit there are some mature trees bordering/within the eastern boundary of the site.
- Adjacent to (but outside of) East Farleigh Conservation Area
- Located within a Landscape of Local Value SP17(6) - Medway Valley
- Outside of Urban Area Boundary (under current Local Plan)

All parties must satisfy their own enquiries. We will provide a copy of the pre-application response to a proposed scheme upon registration and request (subject to status).

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Tenure

Freehold with vacant possession.

Price

Offers are invited on an unconditional and conditional basis.

Local Authority

Maidstone Borough Council. www.Maidstone.gov.uk

Services

All parties to make their own enquiries to the serviceability to the land.

VAT

VAT may be applicable at the prevailing rate.

Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

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