



or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers recommendations.

See relevant drawings for all specialist work.

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Rev	Date	Description
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SKETCH
NOT FOR CONSTRUCTION

Project Title
Proposed 2no. New Dwellings
WALBAX Ltd.
169 Loose Road
Maidstone
Kent
ME15 7DP

Drawing Description
Illustrative Site Plan

Scale
1:500 at A3

Date
May 2025

Drawn By
SR

JAMES CLAGUE
ARCHITECTS

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Canterbury, Kent CT1 2QY
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Loose Road, Maidstone

Asking Price £795,000

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Loose Road, Maidstone

Development/Plots Opportunity - Full Planning Permission Granted

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 at 2497 sq. ft (231 sq.m). Along with permission for 2 x 3/4bedroom Detached Houses 2 storey at 1474sq. ft (137m2) each along with individual car barns to the rear of the site. Total GIA of 5,445sq. ft.

This is an exceptional chance to create a spacious family home while simultaneously investing in a high-value project.

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.

Planning For - 1 x Erection of 2no. chalet bungalows with carbarns to Rear of Site & 1 x First Floor Extension to create a Chalet 1.5 Storey Home, inc. alterations to existing bungalow. Alternative permission for 1no. larger chalet bungalow to rear of site.

Permission Duration – 2 x Permissions: 24/502475/FULL granted 08/08/2024 expires 07/08/2027 and APP/U2235/W/24/3337692 granted 22/11/2024 expires 21/11/2027. Alternative Permission 23/505000/FULL, granted 12/01/2024, expires 11/01/2027.

Description of Developments - 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. APP/U2235/W/24/3337692: Erection of 2no. chalet bungalows, a two-bay car barn, bin store and cycle racks, with associated access, parking, garden land and biodiversity area.



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

The current planning permission has been granted to build two detached homes offering 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.

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

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.

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.

The freehold will be sold with vacant possession

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

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

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

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.

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

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Ground Floor Plan
Gross Internal Area : Approx. 81m² (871 sq. feet)

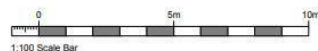


First Floor Plan
Gross Internal Area : Approx. 56m² (602 sq. feet)

PLOT 1 - FLOOR PLANS

Total Gross Internal Area : Approx. 137m² (1473 sq. feet)
1:100 at A3

Please Note : The above dimensions are based on Planning Drawings and built dimensions may vary.
The dimensions shown are approximate and should not be relied upon.



1:100 Scale Bar

NOTES: Report all discrepancies, errors and omissions. Verify all dimensions on site before commencing any work on site or preparing shop drawings. All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers recommendations. See relevant drawings for all specialist work. This drawing and design are copyright of James Clague Architects Ltd, company registration number 8954862.		
Rev	Date	Description
PLANNING NOT FOR CONSTRUCTION		
Project Title Proposed 2no. New Dwellings WALBAX Ltd. 169 Loose Road Maidstone Kent ME15 7DP		
Drawing Description Plot 1 - Floor Plans		
Scale 1:100 at A3		
Date	Drawn By	
July 2023	SR	
JAMES CLAGUE ARCHITECTS		
40 / 41 Castle Row Canterbury, Kent CT1 3DQ T: 01227 649 073 E: info@jamesclague.co.uk W: jamesclague.co.uk		
Drawing Number 25230_M_01	Revision -	



Ground Floor Plan
Gross Internal Area : Approx. 81m² (871 sq. feet)

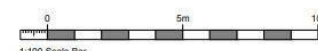


First Floor Plan
Gross Internal Area : Approx. 56m² (602 sq. feet)

PLOT 2 - FLOOR PLANS

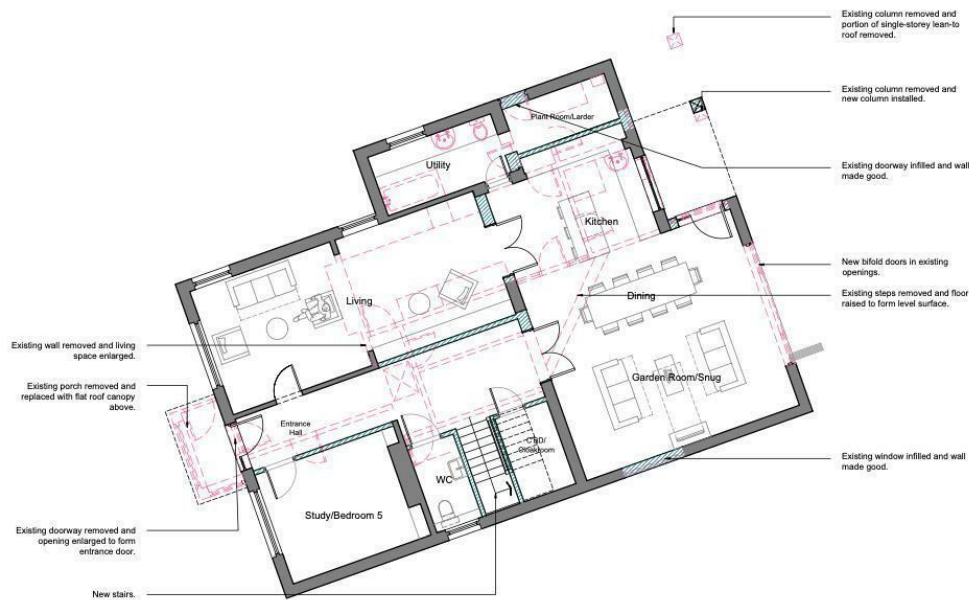
Total Gross Internal Area : Approx. 137m² (1473 sq. feet)
1:100 at A3

Please Note : The above dimensions are based on Planning Drawings and built dimensions may vary.
The dimensions shown are approximate and should not be relied upon.

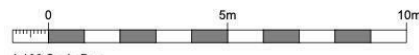


1:100 Scale Bar

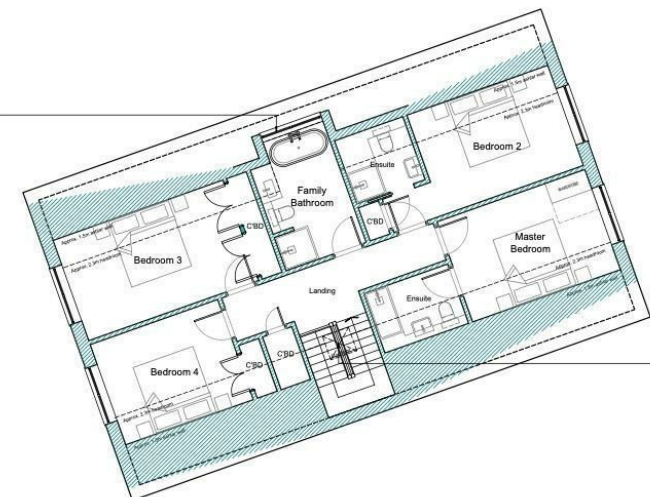
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Rev	Date	Description
PLANNING NOT FOR CONSTRUCTION		
Project Title Proposed 2no. New Dwellings WALBAX Ltd. 169 Loose Road Maidstone Kent ME15 7DP		
Drawing Description Plot 2 - Floor Plans		
Scale 1:100 at A3		
Date	Drawn By	
July 2023	SR	
JAMES CLAGUE ARCHITECTS		
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Drawing Number 25230_M_02	Revision -	



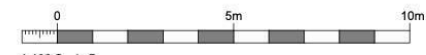
PROPOSED GROUND FLOOR PLAN
1:100 at A3

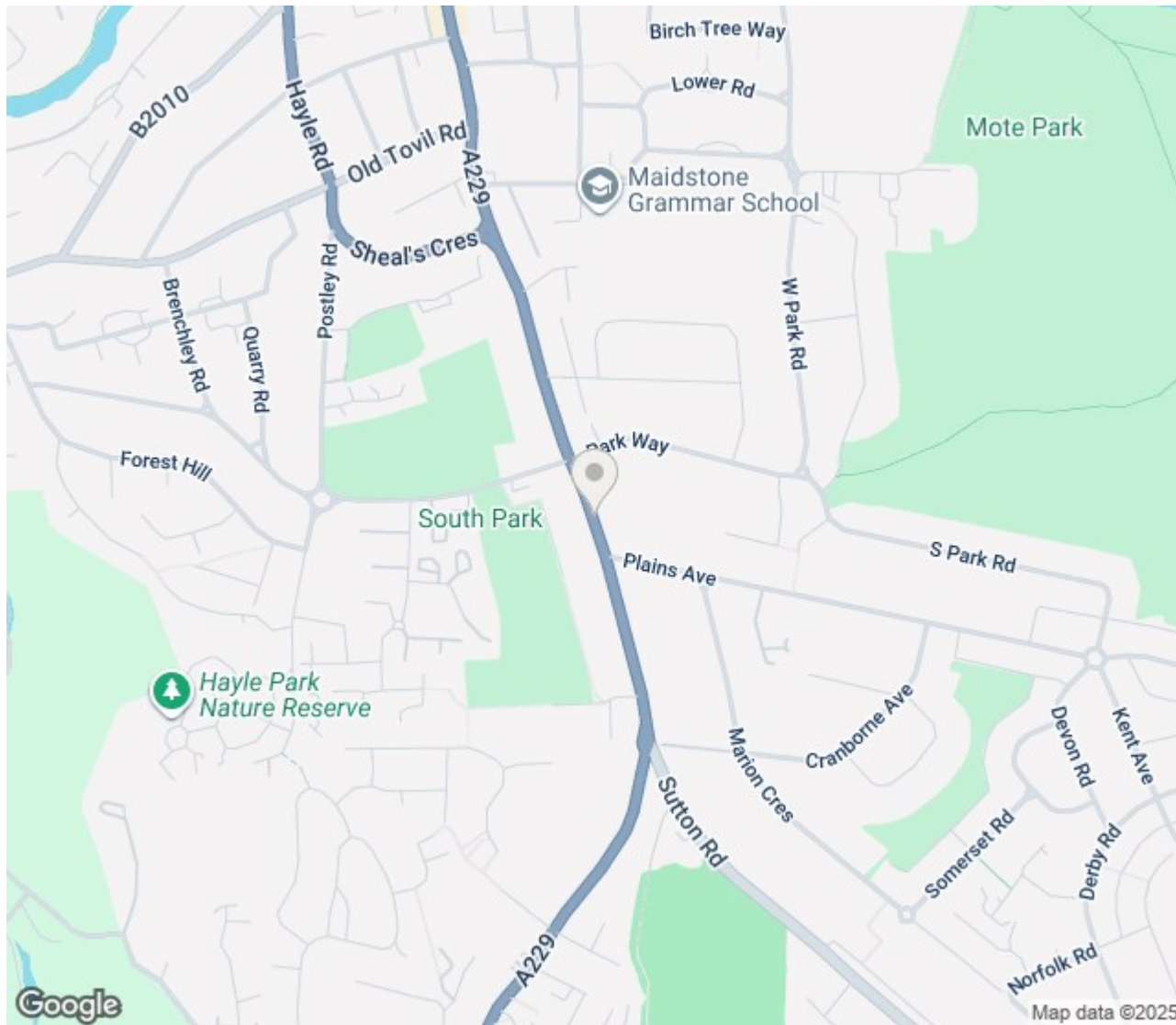


New metal clad flat-roof dormer window with obscure glazing.



PROPOSED FIRST FLOOR PLAN
1:100 at A3





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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PROPOSED STREET SCENE
1:100 at A1

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.

one of our senior staff will be present to discuss the design and to answer any questions or prepare shop drawings.

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Rev	Date	Description
A	230822	Final boundary amended on key plan.

PLANNING
NOT FOR CONSTRUCTION

Project Title
Proposed 2nd. New Dwellings
WALBAX Ltd.
169 Loose Road
Maidstone
Kent
ME15 7DP

Drawing Description
Proposed Street Scene

Scale
1:100 at A1

Date
July 2023

Drawn By
SR

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