

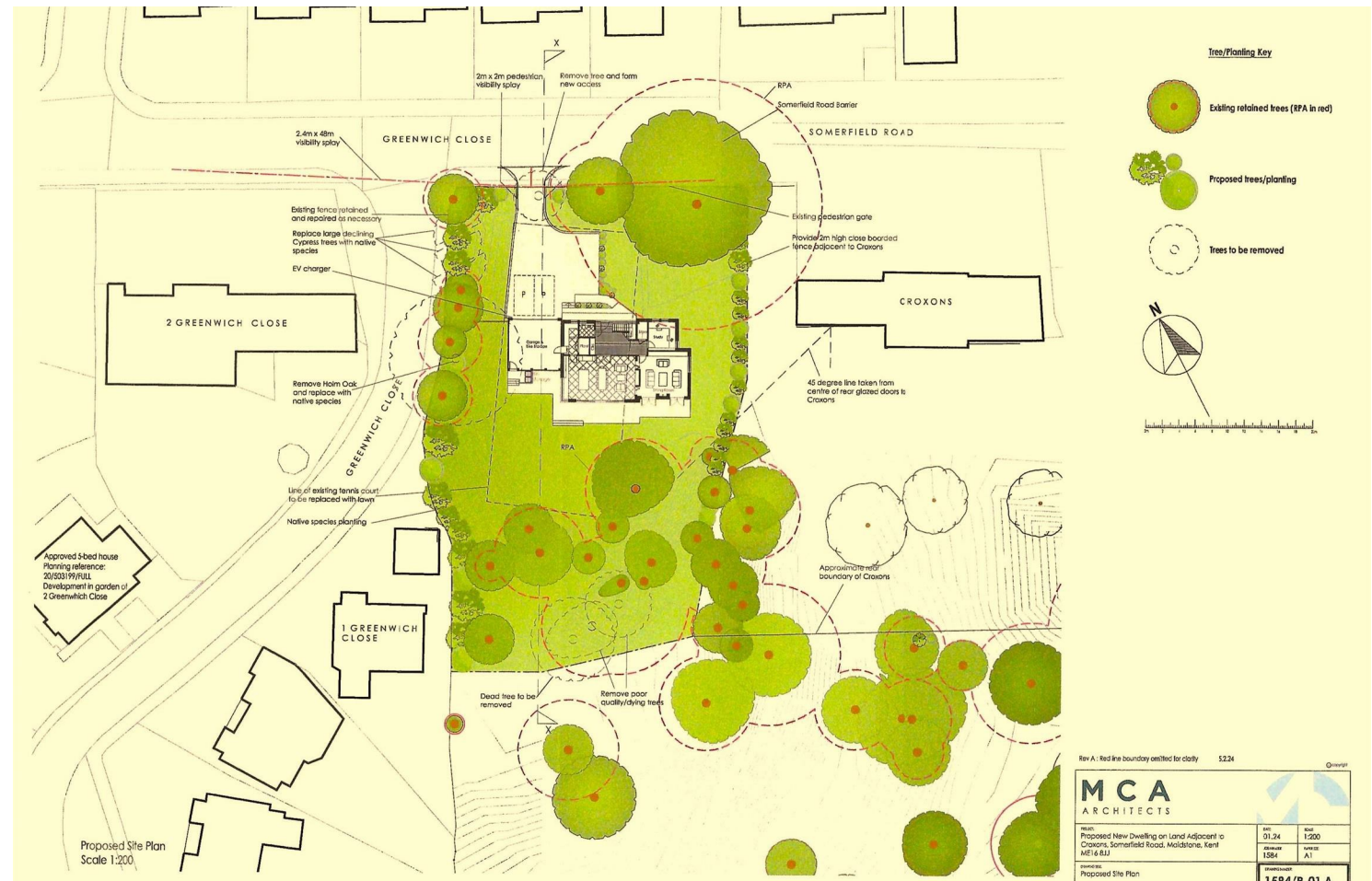
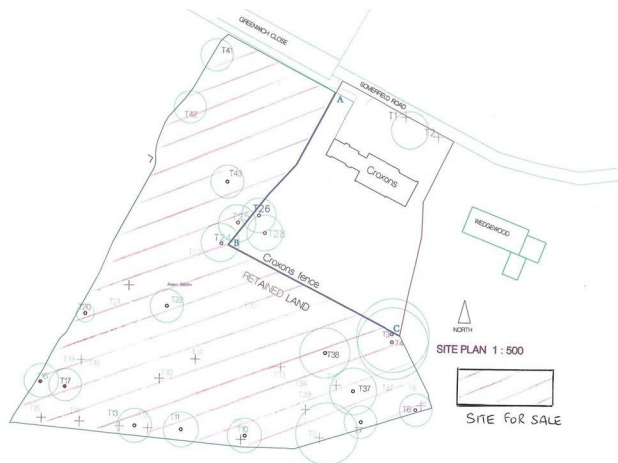


**The Dell Greenwich Close, Maidstone, ME16 8JJ**  
**Offers In Excess Of £500,000**



AN OUTSTANDING BUILDING PLOT WITH CONSENT FOR A SINGLE DWELLING OF 3,617 SQ FT (GEFA including garage). EXTENDING TO 1.67 ACRES (0.68 hectares), the application site area is 0.47 acres (0.19 hectares).

A Planning Consent dated 3 April 2024 was granted under ref no. 24/500458/FULL giving consent to the erection of 1 dwelling and the creation of a new access onto Greenwich Close and associated parking and landscaping.



Formerly the gardens and grounds of the adjoining property called Croxons which has now been sold, the application site is essentially level comprising an area of lawns and the old tennis court. The remainder of the site extends to 1.2 acres, is undulating and wooded with some trees being subject to Tree Preservation Orders.

The proposed house has a gross internal floor area of 3,229 sq.ft. (300m<sup>2</sup>) and a gross external floor area of 3,617 sq.ft (336m<sup>2</sup>) both including garaging. The house excluding the garage has a gross internal floor area of 2,809 sq.ft (261m<sup>2</sup>) and gross external floor area of 3,186 sq.ft. (296m<sup>2</sup>).

All main services are believed to be available in Greenwich Close.

VIEWING NOTE: THE SITE'S ROAD BOUNDARY TO GREENWICH CLOSE IS BOARDED WITH PANEL FENCING. AS A RESULT, THE SITE IS NOT VISIBLE FROM THE ROAD. AND MUST BE VIEWED ACCOMPANIED BY THE AGENT.


Viewing: Strictly by Appointment with the Sole Agents - Telephone 01622 746273

THIS SITE IS LOCATED JUST OVER 1 MILE TO THE WEST OF MAIDSTONE TOWN CENTRE AND THE LOCALITY IS WELL SERVED WITH SHOPS, SCHOOLS AND ENTERTAINMENT FACILITIES.

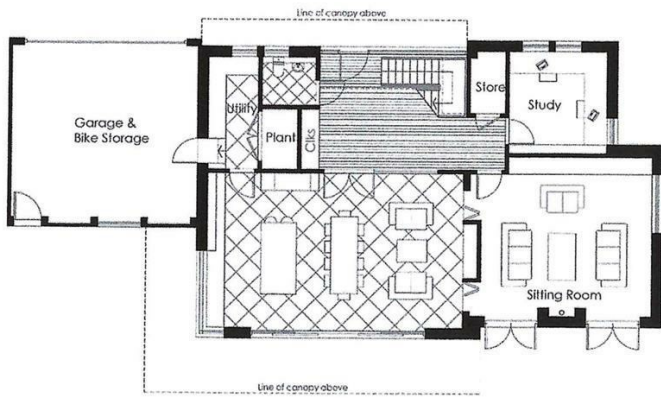
ACCESS TO J5 OF THE M20 MOTORWAY IS JUST UNDER 2 MILES AND MAIDSTONE EAST MAINLINE STATION HAS A WALKING DISTANCE OF JUST OVER HALF A MILE.

AGENTS NOTE: The vendors will wish to include an overage clause into the sale contracts should the planning for the number of units on this site be substantially increased.

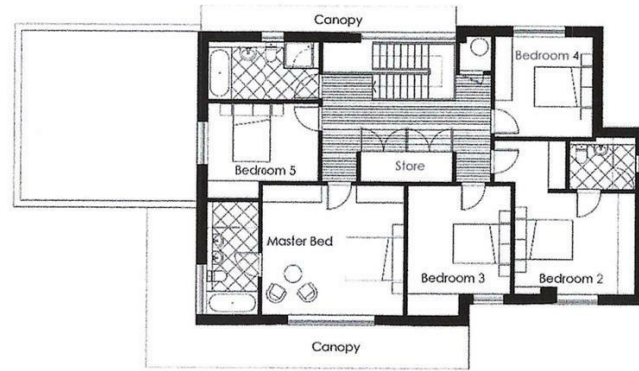
### Energy Efficiency Rating

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

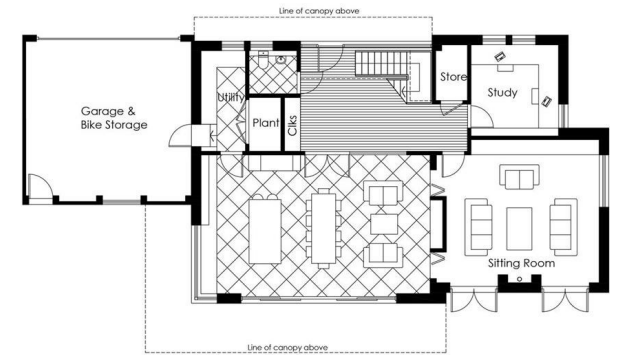
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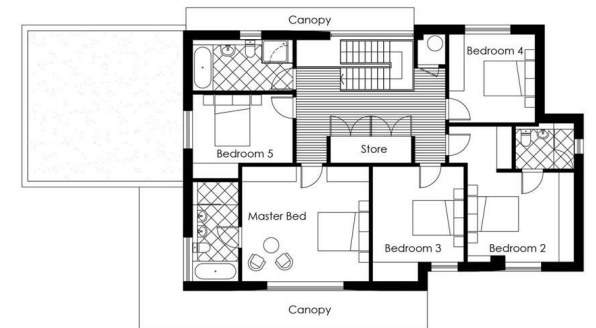
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan