



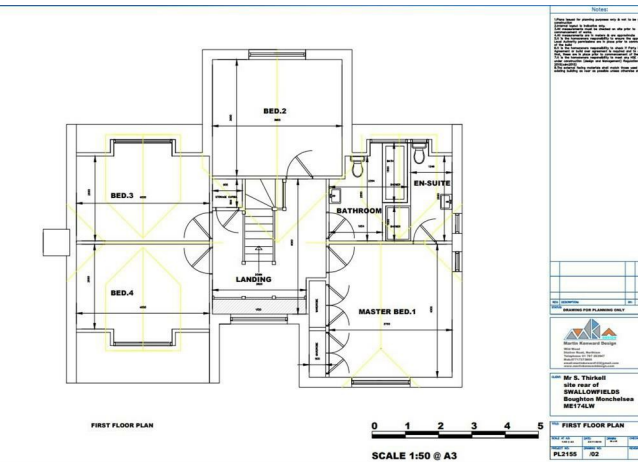
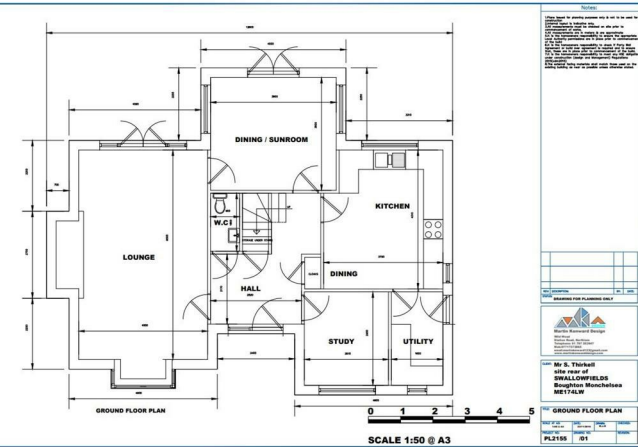
**Haste Hill Road, Boughton Monchelsea, ME17 4LW**  
**Offers In The Region Of £200,000**



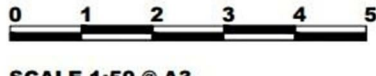


\*\*\*LAND FOR SALE\*\*\*PLANNING PERMISSION APPROVED\*\*\*REF 23/503038/FULL\*\*\*PERMISSION TO BUILD A FOUR BEDROOM HOUSE

This plot is situated in a quiet position and offers an opportunity to erect a four bedroom detached home. REF 23/503038/FULL  
The land is located in the idyllic Boughton Monchelsea village, boasting a number of amenities within walking distance such as a Post Office, Parish Church, a historic inn, and convenient bus services connecting to Maidstone town centre which is less than 3 miles away. There is also the added bonus of a local recreation ground nearby which is perfect for family games and sports as well as a number of local footpaths for dog walks. Perfectly positioned for commuters, the property is within a 10-minute drive of Staplehurst and Marden stations, providing direct links to London. The vicinity offers a variety of educational options, including private, state and grammar including the highly regarded OFSTED 'Good' Boughton Monchelsea Primary School within walking distance. Grammar schools such as Sutton Valance, Maidstone Grammar School, and Cornwallis Academy are also close by. Viewing is highly recommended. Contact Page and Wells Loose Office today



ELEVATION FACING NORTH



1. Plans issued for planning purposes only do not to be used for construction.  
2. All measurements must be checked on site prior to commencement of work.  
3. It is the responsibility of the client to ensure the appropriate local authority permissions are in place prior to commencement of the work.  
4. It is the responsibility of the client to ensure that all Party Wall Agreements or Neighbourly Agreements are in place prior to commencement of the work.  
5. The external facing materials shall match those used on the existing building as far as possible unless otherwise stated.


NO.	DESCRIPTION	BY	CHKD.
1			
2			
3			
4			
5			

DATE: 10/11/2023  
DRAWING FOR PLANNING ONLY

Mr S. Thirkell  
site rear of  
SWALLOWFIELDS  
Boughton Monchelsea  
ME174LW

PL115 03

## 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	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

