

**For Sale**



Chartway Street, Sutton Valence ME17 3JA  
Unconditional Offers Invited





# The Plot

The plot is 0.8 acres or 0.33 hectares located on Chartway Street, Sutton Valence. The site includes a pair of semi-detached bungalows known as Forum and Montague.

Montague has been vacate for many years and has fallen into disrepair. Forum is in a better condition with tenants only recently leaving the property, it is in a habitable state but in need of modernisation.

Each bungalow currently includes:

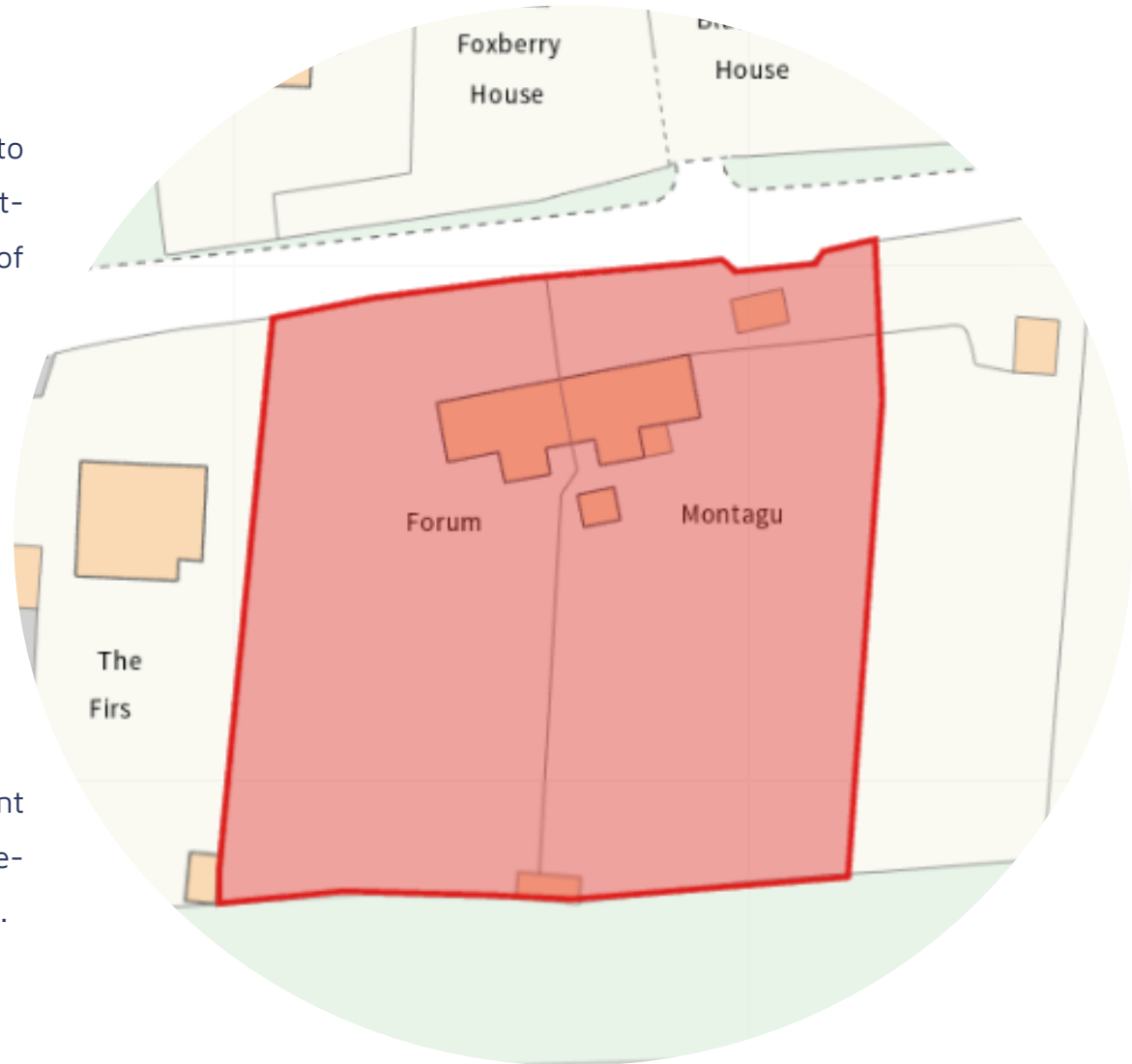
- 2x bedrooms
- Living Room
- Kitchen
- Bathroom/shower room
- Montague also contains a utility area.

The current footprint of the properties does not make efficient use of the land providing the potential to either extend or redevelop the site, subject to gaining necessary planning permission.

**Total Existing Building Footprint: 132 sq m / 1,420 sq ft**

**710 sq ft each**

**0.8 Acres / 0.33 Ha**



# Location

Situated on the outskirts of Maidstone, Sutton Valence is a picturesque village that combines rural charm with excellent connectivity. Renowned for its outstanding schools, most notably the prestigious Sutton Valence School, the village is a highly sought-after location for families.

In addition to its strong educational reputation, Sutton Valence offers a range of local amenities, including traditional pubs, a village store, and leisure facilities, providing residents with both comfort and convenience.

Maidstone's extensive is a short drive away, while Headcorn train station only 10 minutes drive offers direct services to London Charing Cross in approximately 70 minutes.



Sutton Valence School

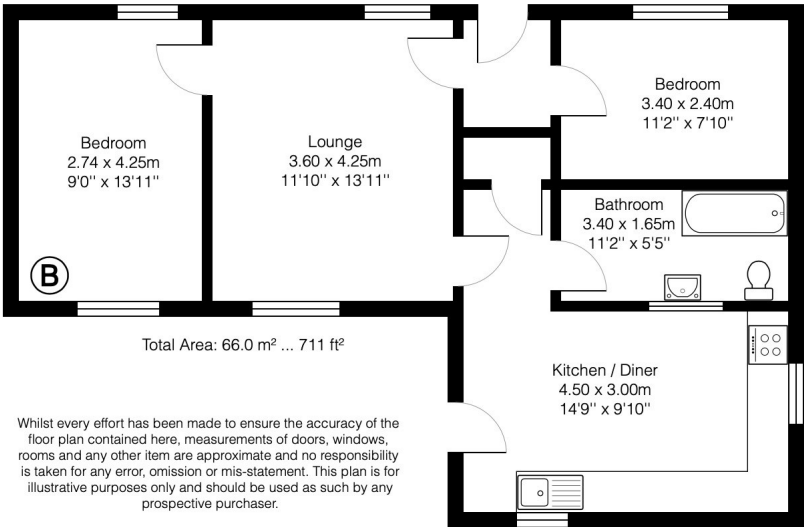


Sutton Valence Castle

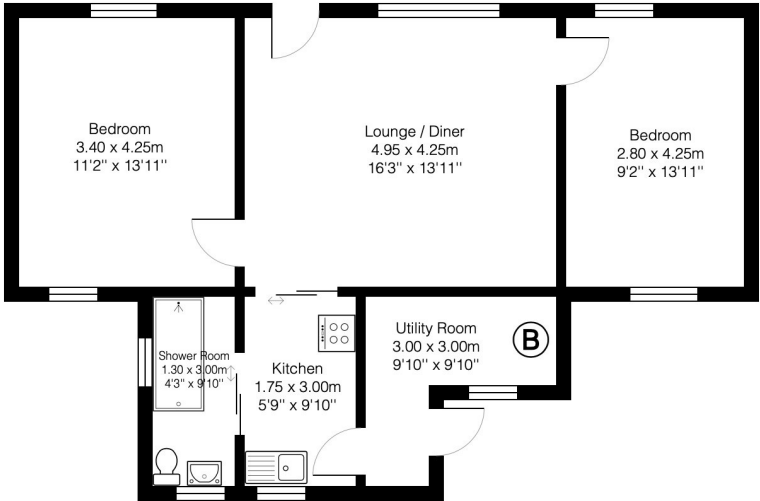
# Floor Plans



Forum Cottage, Chartway Street, Sutton Valence.



Montague Cottage, Chartway Street, Sutton Valence, ME17 3JA



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 99   A    |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 48   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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# Planning

The land south of Chartway Street enjoys a semi-rural yet accessible position on the northern edge of Sutton Valence, surrounded by established frontage development and within easy reach of local amenities.

The site forms part of a well-defined ribbon of residential plots, offering an opportunity for sensitively designed in-fill housing our redevelopment in keeping with the prevailing character of Chartway Street.

While the site currently lies outside the adopted settlement boundary, it represents a logical and visually contained extension to the existing built form. The drawing to the right is an example of what the site could accommodate subject to achieving the relevant planning permission.

The site is free from major constraints, lying in Flood Zone 1 and not subject to any ecological or heritage designations. Mature boundary trees contribute positively to local character and can be incorporated into a landscape-led layout. Access can be achieved directly from Chartway Street, with bus stops and services located within easy walking distance.

## Indicative Site Layout for 2 Detached 4 Bed Homes

Each indicatively 2,530 sq ft





# Other Matters

**Want to know more? Follow the data room link for the additional information**

[Data Room Link](#)

## Conditions of Sale

VAT is not payable on the purchase

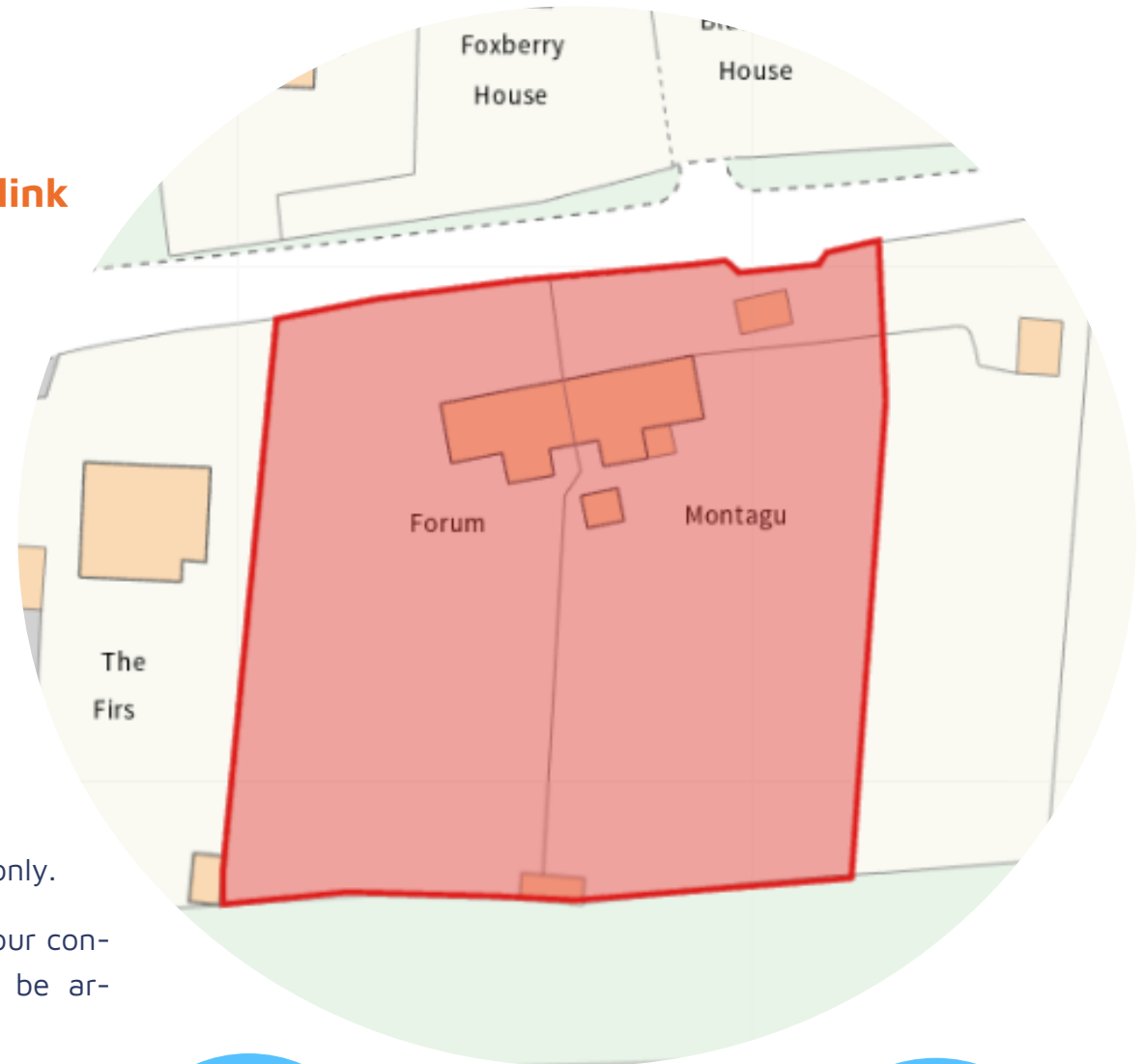
The site is being sold Freehold with Vacant Possession.

The site is being offered for sale by way of private treaty.

Offers are sought for the freehold, on a unconditional basis only.

External viewings can be carried out from the roadside at your convenience via Chartway Street. Internal viewings need to be arranged via the agent.

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



**0.8 Acres /  
0.33 Hectares**

**Unconditional  
Sale**

**Vacant  
No Chain**

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