



125

— YEARS OF —

**Lambert
& Foster**



LODGE FARM BUILDING PLOT
GOUDHURST ROAD, MARDEN, KENT TN12 9NW



**Lambert
& Foster**

MARDEN RAILWAY STATION 0.7 MILES | STAPLEHURST 3.8 MILES | MAIDSTONE 8.6 MILES

LODGE FARM BUILDING PLOT, GOUDHURST ROAD, MARDEN, KENT TN12 9NW

A conveniently located development plot on the outskirts of the village of Marden in Kent, with planning permission for the demolition of the existing barn and construction of a detached, four bedroom property on a plot extending to 0.36 acres (0.15 hectares).

GUIDE PRICE £425,000 FREEHOLD



DESCRIPTION

Located on the outskirts of the village of Marden, Lodge Farm Plot extends to approximately 0.36 acres (0.15 hectares) and has planning permission for the demolition of the existing agricultural barn and the construction of a detached, four bedroom property with a footprint of 2,605 sq ft. Planning permission was granted by Maidstone Borough Council on 28th June 2024 under reference 24/500504/FULL.

The proposed accommodation comprises an entrance hallway, open plan diner/sitting room, kitchen/breakfast room, office, utility room, WC, and bedroom 4. First floor accommodation comprises the other 3 bedrooms and a family bathroom. The master suite has an ensuite bathroom, and a dressing room.

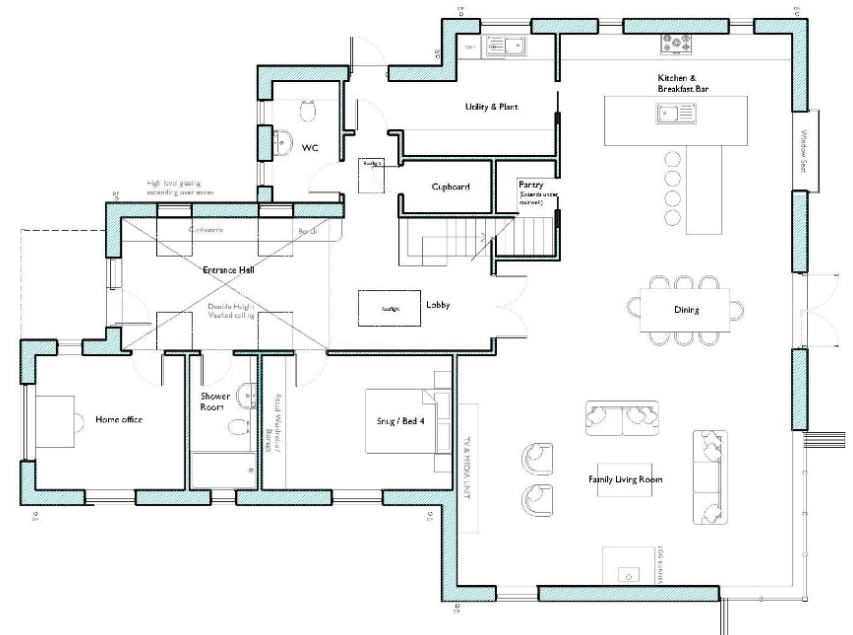


Planning allows for the landscaping of the plot to incorporate a garden and parking area.

DIRECTIONS

The nearest postcode to the property is TN12 9NW. From Marden village centre, head West on the B2097 towards Pattenden Lane, then continue to follow the B2097 (West End/Goudhurst Road) for approximately 0.6 miles where the entrance to Lodge Farm Plot can be found on the left hand side.

METHOD OF SALE: The land is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.



For identification purposes only.

CIL: CIL was paid in full (£22,248.11) on the previously approved planning permission (20/504096/FULL). There is an additional CIL liability for the current planning permission due to the increase in size of the approved dwelling, details of which can be provided on request. It may be possible for a self-builder to be exempt from CIL, subject to meeting necessary criteria. Buyers must satisfy themselves as to the CIL position for this development.

MINERAL, SPORT & TIMBER RIGHTS: Included in the freehold sale.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

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Hillhurst Farm, Stone St,
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Tel. 01580 712 888

Weald Office, 39 High Street
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