



125

— YEARS OF —

**Lambert
& Foster**



Lambert & Foster



THE PIGGERIES

THE QUARRIES | BOUGHTON MONCHELSEA | KENT | ME17 4NJ

An overgrown parcel of land, extending to approximately 0.65 of an acre, with LAPSED planning consent granted by Maidstone Borough Council in June 2017, reference 17/500098/FULL for the construction of a single, four bedroom, dwelling house, all occupying a favoured location, within The Quarries conservation area, on the edge of the village.

Guide Price £200,000

FREEHOLD



For identification purposes only.



VIEWING: By appointment only.

Cranbrook office: 01580 712 888

WHAT3WORDS: change.pint.loudly

TENURE: Freehold

SERVICES & UTILITIES:

Prospective purchasers should satisfy themselves as to the current connection status.

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: N/A **EPC:** N/A

AGENT'S NOTE: We are informed there is a badger sett on site. An ecological report advising on next steps can be supplied.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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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