



## Kent Tor Wrotham Road

Culverstone, DA13 0RE Freehold

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Guide Price £400,000



A development opportunity to secure a 0.3 acre plot in the village of Culverstone. In situ is a detached bungalow built circa 1930 in need of complete renovation or possible demolition. The site is large enough to accommodate 2-3 dwellings and has historically had outbuildings. Sold as seen without the benefit of planning permission.

### Overview

- Development opportunity
- Detached bungalow
- Requires modernisation
- No onward chain
- 0.3 Acre plot
- Potential to extend or renovate or develop
- Cash buyer sought
- Council tax band E
- EPC rated G
- All potential is subject to planning and consent being gained.

### Property description

This property offers a development opportunity for investors looking for a potential building plot. The bungalow in situ was built circa 1930 and is in need of major renovation however if demolished the site of 0.3 acres is large enough to accommodate 2-3 replacement dwellings. The property is being sold without the benefit of planning permission and any planning potential would be subject to local authority consents.

For those looking for a refurbishment project the accommodation of the existing bungalow comprises entrance hall, lounge-dining room, kitchen, conservatory and store room, three bedrooms and bathroom. Viewers are advised the site is heavily wooded and overgrown.





### Location

Culverstone is located between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/M25 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins). Borough Green mainline rail station is approximately four miles away with services to London Victoria, London Bridge and Charing cross. Gatwick can be reached in approximately 30 minutes. There is a local primary school within Culverstone and the neighbouring villages with grammar schools at

Gravesend and Dartford. Local shops are found nearby and in Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (20 mins).

### Viewing arrangements

Strictly by prior appointment with Kings

### Directions

From our Meopham office proceed south along the A227 Wrotham Road for 3 Miles. The property is found just before Whitepost lane on the left and viewers are

advised to park in Whitepost Lane and walk round to the property. what3words location finder: [\\pretty.agrees.notes](https://www.what3words.com/pretty.agrees.notes)

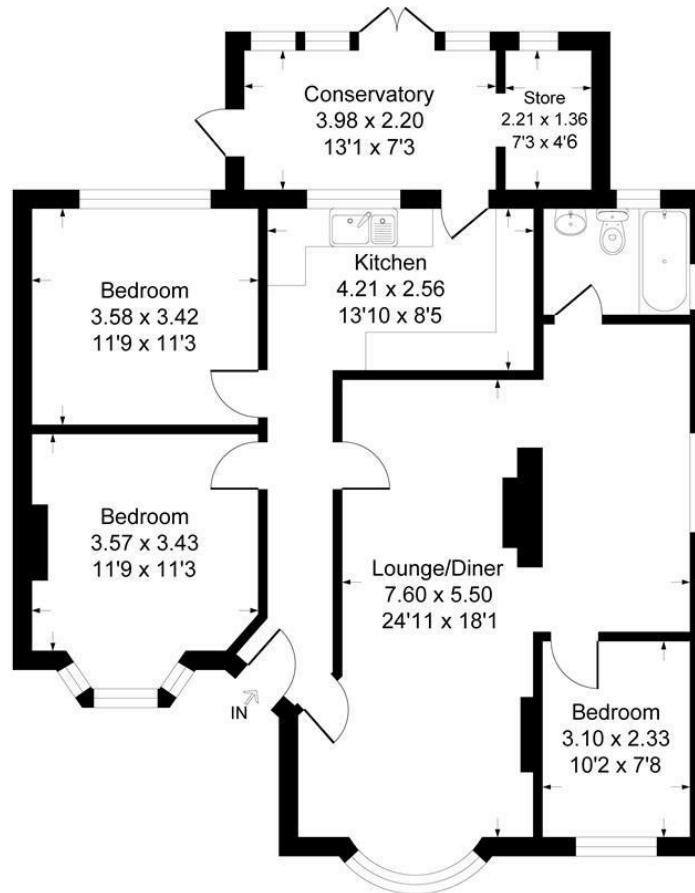
### Property information

Oil heating, mains water and drainage. Mains electric. EPC rated G. Council tax band E



## Kent Tor, Wrotham Road, DA13

Approximate Gross Internal Area 107.1 sq m / 1153 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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