



Connells

Land To Rear Of Upper Fant Road
Maidstone



Property Description

Planning Permission has been granted by Maidstone Borough Council, under ref: 21/505425/FULL, dated 17th December 2021, for development of the site with two detached dwellings.

This freehold site is hidden away behind an established street of residential terraced properties. The site is approached via a driveway and through a two metre high archway. The land adjoins the Fant Nature Reserve at the rear and enjoys far reaching southerly views across the Medway Valley.

A copy of the Planning Permission and accompanying documents may be downloaded from the Local Planning Authority website: maidstone.gov.uk

Freehold with Vacant Possession
CIL charge (TBC Via Maidstone BC)

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, [iamsold Limited](http://iamsold.com). This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with [iamsold](http://iamsold.com) and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Dwelling One

Dwelling One - Three Bed

1,600 Sq.Ft

Ground Floor - Entrance hall, living room, kitchen/dining room, utility room and cloakroom/W.C.

First Floor - Landing, main bedroom with en-suite bathroom and balcony, two further bedrooms and family bathroom. Outside - Garden and two car parking spaces.

Dwelling Two

Dwelling Two Bed + Study

1,660 Sq.ft

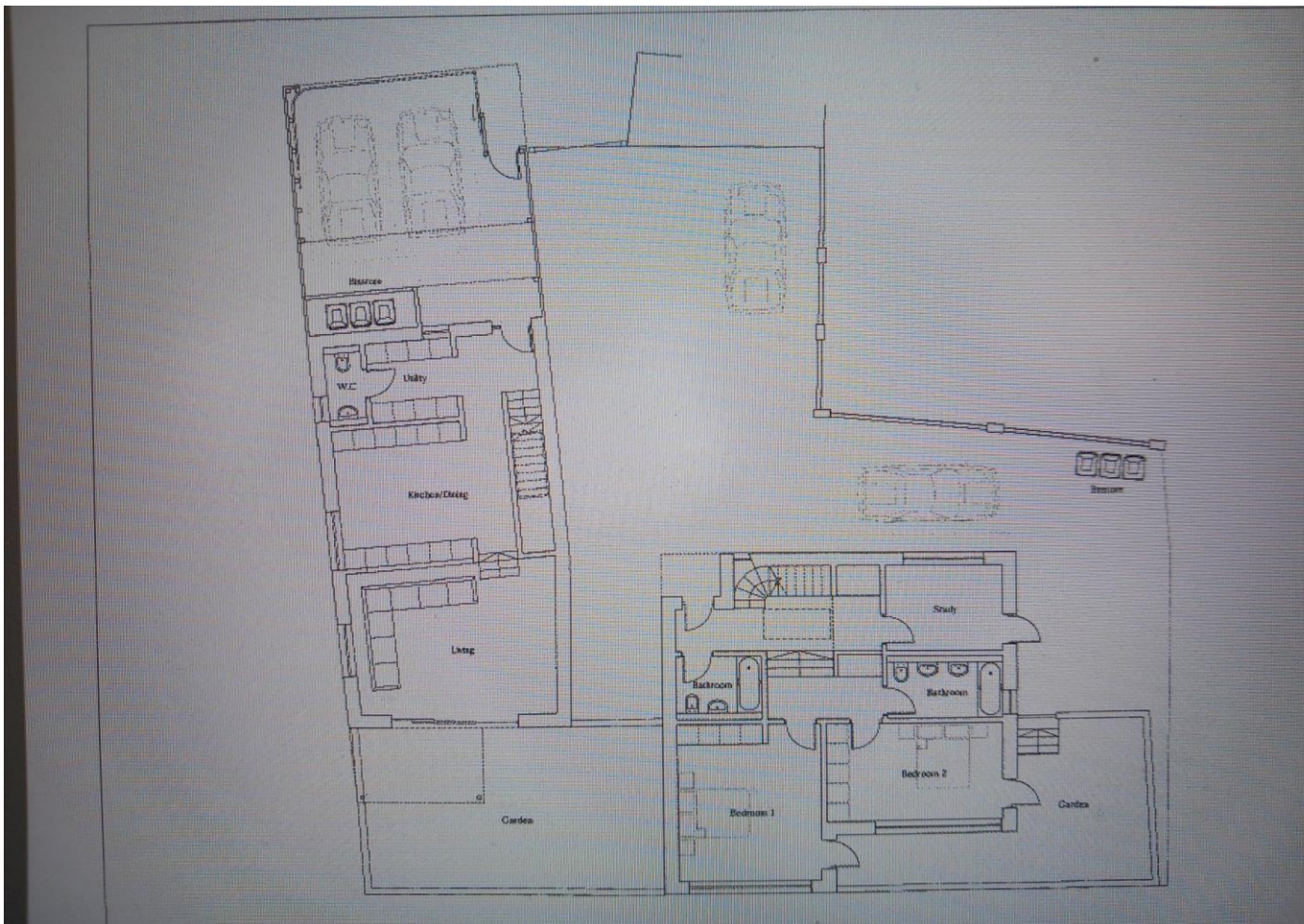
Ground Floor - Entrance hall, study, bedroom one, bedroom two, cloakroom and bathroom with W.C.

First Floor - Open plan living/dining/kitchen with balcony, utility room and separate W.C.

Outside - Garden and two car parking spaces







To view this property please contact Connells on

T 01622 751034

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30 King Street
MAIDSTONE ME14 1BS

EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/MAI407315



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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