

















- Planning For 28 Apartments
- 2 Miles To Mainline Train Station
- 12.5 Miles To M20

- Ground Floor Retail Space
- 1 Mile To A249
- Strong Rental Area

- Popular Residential Area
- 6 Miles To M2
- Good Long Term Capital Appreciation

Rare Development Opportunity - Planning Granted for 28 Residential Units

An exceptional opportunity to acquire a prominent site in a sought-after residential area. Formerly a public house, the property benefits from full planning permission (Ref: 20/503636/FULL) for the development of **28 residential units**, in addition to a flexible retail space (Use Class A1, A3 or A4) which has already been sold on a long lease to a popular supermarket chain.

Residential Development Overview:

Conversion and Extension of Existing Building:

- 5 × Two-bedroom apartments
- 14 × One-bedroom apartments
- 1 × Studio apartment

New Build to Rear of Site:

- 7 × Two-bedroom apartments
- 1 × One-bedroom apartment

The scheme includes **appropriate parking for all units** as well as **landscaped communal areas**, ensuring a well-rounded and attractive living environment for future residents.

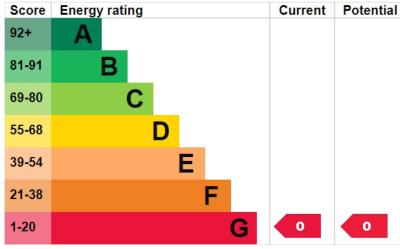
Please note: This property may be subject to VAT, though assistance can be provided with reclaiming if required.

For further information or to discuss your interest, please contact Family Homes on 01795 473434.





Certificate Number: **Exemption



https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/**Exemption

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