



**Leeds Road, Langley, Maidstone, , ME17 3JN**  
**Offers In The Region Of £1,500,000**



A fabulous opportunity to develop this former donkey farm off the Leeds Road in Langley, Maidstone into 6 residential dwellings, set within over 11 acres of land in a tucked away position.

Class Q Approval has been permitted for the conversion of three Agricultural Buildings to create Six Residential Dwellings on the Land To The South Of Peppercorn House Leeds Road Langley Kent ME17 3JN. These dwellings offer a unique opportunity appealing to purchasers looking for large plots which could be used for equine purposes.

Plots 3&4 benefit from high ceilings and offer additional scope for a second floor/mezzanine level, subject to further planning permission, increasing values. Additionally, there is a possibility of attaining permission for a six detached dwelling new build scheme.

Planning permission and all supporting documentation can be found on Maidstone's planning portal [www.pa.midkent.gov.uk](http://www.pa.midkent.gov.uk) under the reference: 25/505147/PNQCLA, or visit Page & Wells Bearsted Office for plans.




### LOCATION

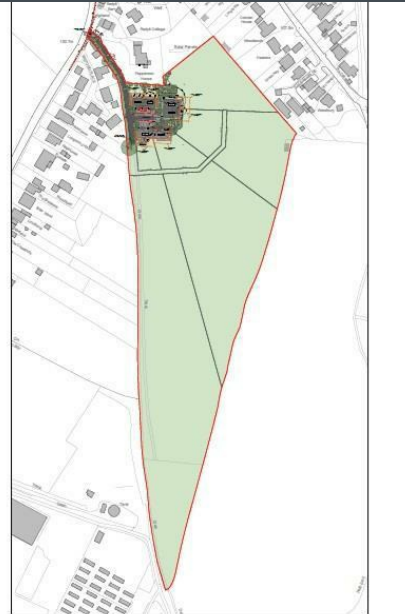
Langley is a well-equipped village that features a range of amenities, including a supermarket, a doctor's surgery, schools, a parish church, and several pubs for socialising. The village enjoys convenient access to the motorway network, and residents are easily able to reach mainline stations in the nearby villages of Hollingbourne and Bearsted. Located within 1.5 miles of the highly regarded Sutton Valence private school and approximately 5 miles from Maidstone, the county town of Kent.

### VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**FULL SITE LAYOUT PLAN - NOT TO SCALE**

