PRIVATE & CONFIDENTIAL

RESIDENTIAL OPPORTUNITY · FOR SALE

Wellfort Cottage
Chartway Street

Sutton Valence, Kent · ME17 3JA

c. 0.25 acres (0.101 ha) · 2-bed · Freehold · Unconditional



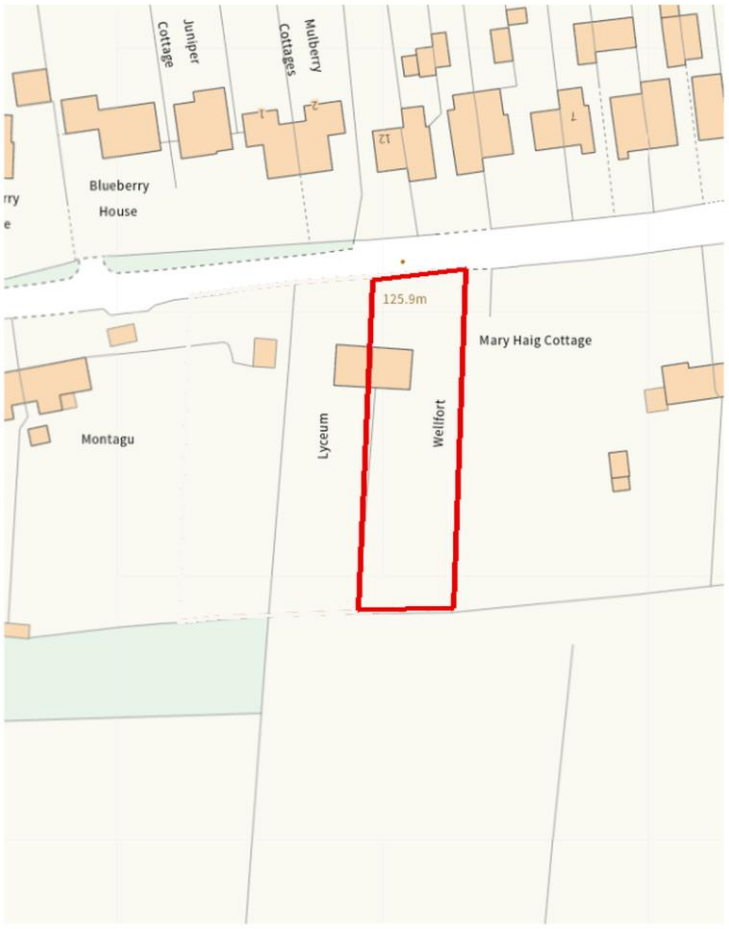
Inspiring. Planning. Delivering.

Site Overview

Wellfort Cottage occupies a plot of approximately **0.25 acres (0.101 hectares)** on Chartway Street, Sutton Valence, on the outskirts of Maidstone.

The property forms the eastern half of a pair of semi-detached cottages. The cottage is in need of renovation, but provides **two bedrooms**, a lounge, kitchen, dining room, conservatory and ground-floor bathroom, extending to approximately **77.1 sq m / 830 sq ft**.

Wellfort is **vacant** and can be viewed internally by appointment. The sale is on the basis of vacant possession.





1 Aerial view (Wellfort edged red)



2 Front elevation from Chartway Street



3 Overhead view of the plot

0.25 ac
PLOT AREA (APPROX. 0.101 HA)

2-bed
SEMI-DETACHED COTTAGE

830 sq ft
EXISTING GIA (77.1 SQ M)

70 min
HEADCORN TO LONDON CHARING CROSS

Location

Situated on the outskirts of Maidstone, **Sutton Valence** is a picturesque village that combines rural charm with excellent connectivity. Renowned for its outstanding schools, most notably the prestigious **Sutton Valence School**, the village is a highly sought-after location for families.

In addition to its strong educational reputation, Sutton Valence offers a range of local amenities, including traditional pubs, a village store and leisure facilities, providing residents with both comfort and convenience.

Maidstone's extensive amenities are a short drive away, while **Headcorn railway station**, around 10 minutes' drive, offers direct services to **London Charing Cross in approximately 70 minutes**.

Chartway Street runs along the northern edge of the village and is characterised by a ribbon of established homes set in generous plots, backing onto open orchards and farmland. The site sits within this established frontage, offering a semi-rural setting while remaining a short drive from the village centre.

The **A274** passes through Sutton Valence, providing direct links north to Maidstone (approximately 5 miles) and south to Headcorn, while **Junction 8 of the M20** is within around 8 miles, giving onward access to London, the M25 and the Channel ports.



1 Location of the site within Sutton Valence



2 Sutton Valence School



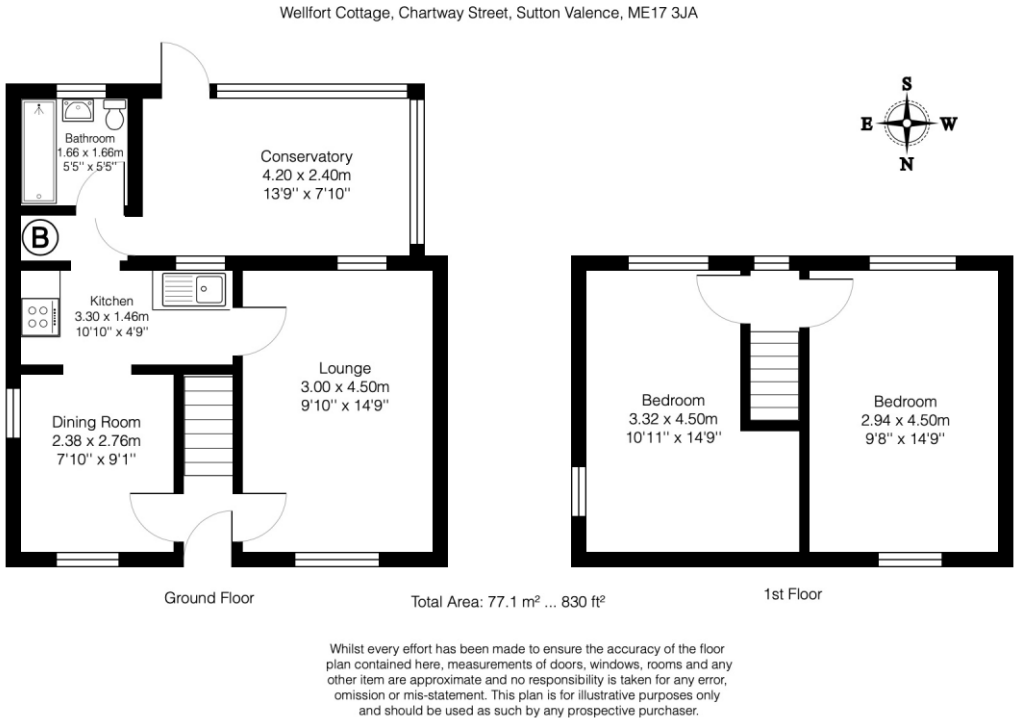
3 Sutton Valence Castle

Floor Plan And EPC

Wellfort is a two-bedroom semi-detached cottage in need of renovation, with a conservatory and ground-floor bathroom.

FLOOR PLAN

1 Wellfort — ground & first floor



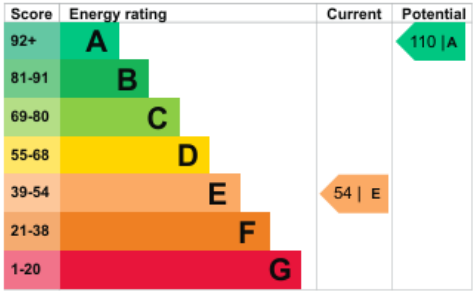
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

ACCOMMODATION

PROPERTY	BEDS	GIA (SQ FT)
Wellfort Cottage	2	830

Approx. 77.1 m² GIA, taken from the floor plan. The EPC records a total floor area of 68 m².

ENERGY PERFORMANCE CERTIFICATES



Wellfort · Current E (54) · Potential A (110) · Valid until 31 January 2033

Planning

The land south of Chartway Street enjoys a semi-rural yet accessible position on the northern edge of Sutton Valence, surrounded by established frontage development and within easy reach of local amenities.

The site forms part of a well-defined ribbon of residential plots, offering an opportunity for sensitively designed infill housing or redevelopment in keeping with the prevailing character of Chartway Street.

While the site currently lies **outside the adopted settlement boundary**, it represents a logical and visually contained extension to the existing built form.

The site is **free from major constraints** and not subject to any ecological or heritage designations. Mature boundary trees contribute positively to local character and can be incorporated into a landscape-led layout. Each property benefits from an **existing access directly from Chartway Street**.



Flood Zone 1

LOW RISK OF RIVER FLOODING

None

ECOLOGICAL OR HERITAGE DESIGNATIONS

Direct

EXISTING ACCESS FROM CHARTWAY ST

Bid Requirements And Contact Details

Wellfort Cottage is offered for sale freehold with vacant possession, by way of private treaty. Offers are sought for the freehold on an unconditional basis only.

TENURE	METHOD OF SALE	BASIS OF OFFERS	VAT
Freehold	**Private Treaty**	**Unconditional**	**Not payable**

SITE DATA ROOM

The data room contains:

DATA ROOM LINK

- **Floor plans & EPCs**
- **Drone photography**
- **Site plans**

VIEWINGS

External viewings can be carried out from the roadside at your convenience via **Chartway Street**. Internal viewings of Wellfort need to be arranged via the agent.

ENQUIRIES

For all enquiries, including arranging an internal viewing, please contact Sam Boland or Mark Presland of the DHA Land Team.

CONTACTS

ENQUIRIES

Mark Presland
DHA Land

Mark.presland@dha-group.co.uk

07590 432944



VIEWINGS

Sam Boland
DHA Land

Sam.Boland@dha-group.co.uk

01622 776226



OFFERS

Unconditional offers invited for the freehold by Wednesday the 2nd of December

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested. Please note that In accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.