



125

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LODGE FARM BUILDING PLOT – WITH TWO SEPARATE SCHEMES  
TO CHOOSE FROM TO BUILD OUT  
GOUDHURST ROAD, MARDEN, KENT TN12 9NW



**Lambert  
& Foster**

MARDEN RAILWAY STATION 0.7 MILES | STAPLEHURST 3.8 MILES | MAIDSTONE 8.6 MILES

## LODGE FARM BUILDING PLOT, GOUDHURST ROAD, MARDEN, KENT TN12 9NW

A building plot with planning permission for **TWO SEPARATE SCHEMES**, in a conveniently located position on the outskirts of the village of Marden in Kent.

The land **UNUSUALLY COMES WITH THE BENEFIT OF PLANNING PERMISSION FOR TWO SEPARATE SCHEMES (Scheme A & Scheme B)** for the demolition of the existing barn and construction of a detached, four bedroom property on a plot extending to 0.36 acres (0.15 hectares). Scheme A will be a 2-storey Passivhaus, whilst Scheme B will be 1.5-storey modern chalet bungalow style – **THE PURCHASER MAY PROCEED WITH EITHER SCHEME.**

GUIDE PRICE £395,000 FREEHOLD



### DESCRIPTION

Located on the outskirts of the village of Marden, Lodge Farm Plot extends to approximately 0.36 acres (0.15 hectares) and has planning permission for the demolition of the existing agricultural barn and the construction of a two storey detached, four bedroom property with a footprint of 2,346 sq ft to be built to Passivhaus standards. Planning permission was granted by Maidstone Borough Council on 4<sup>th</sup> December 2020 under reference 20/504096/FULL, and has been implemented through the commencement of drainage works, which benefit from a Lawful Development Certificate, reference 23/502035/LAWPRO.

**THE SITE ALSO BENEFITS FROM A FURTHER PLANNING APPLICATION** granted on 28<sup>th</sup> June 2024 under reference 24/500504/FULL. The purchaser may choose which scheme they wish to implement. Further details of the planning are available on request.



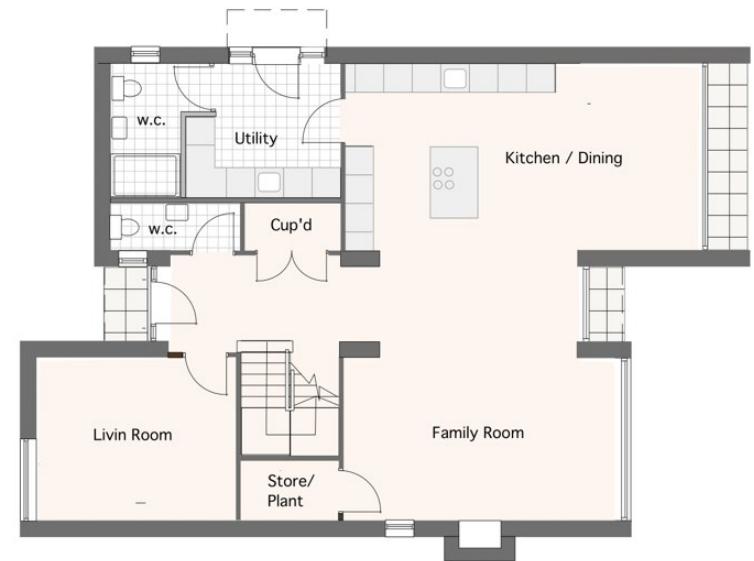
The proposed accommodation (20/504096) comprises an entrance hallway, open plan kitchen/dining/family room, living room, plant room, utility room, and two WC's. First floor accommodation comprises 4 bedrooms and a family bathroom. The master suite also has an ensuite bathroom, and a dressing room.

### DIRECTIONS

The nearest postcode to the property is TN12 9NW. From Marden village centre, head West on the B2097 towards Pattenden Lane, then continue to follow the B2097 (West End/Goudhurst Road) for approximately 0.6 miles where the entrance to Lodge Farm Plot can be found on the left hand side.

**METHOD OF SALE:** The land is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

SCHEME A – 20/504096/FULL & 23/502035/LAWPRO



## **SCHEME B – 24/500504/FULL**



## DESCRIPTION

## **FURTHER PLANNING PERMISSION**

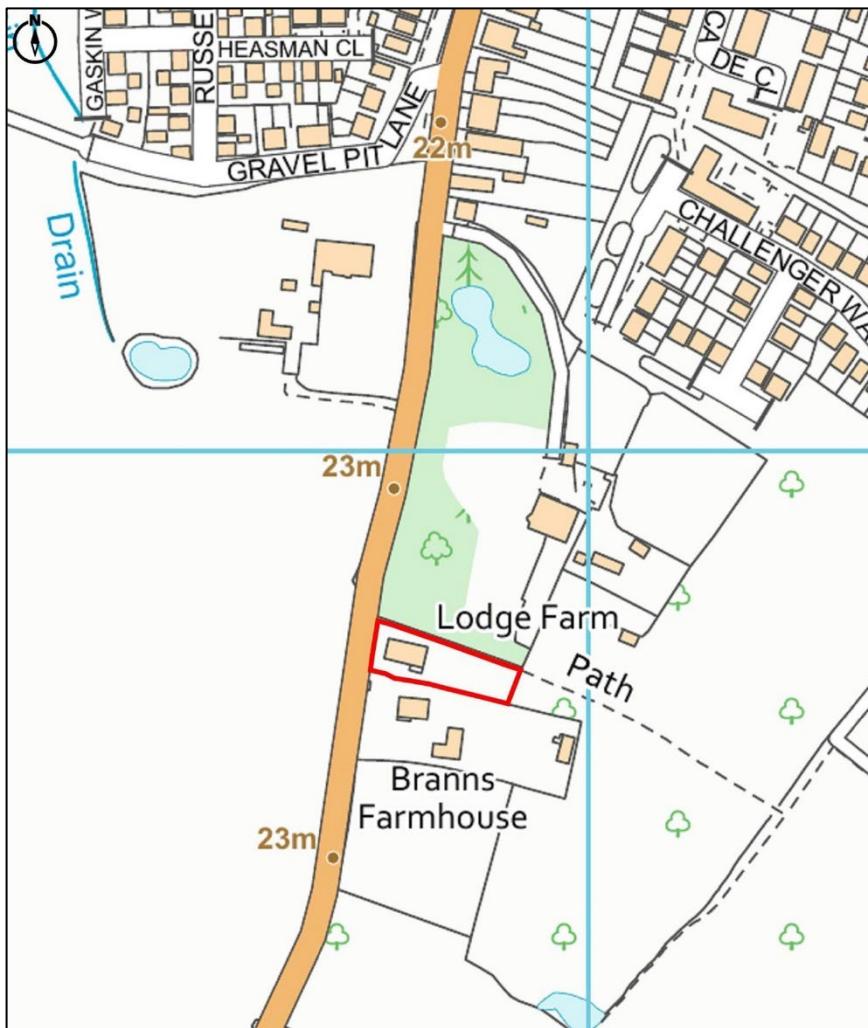
has also been granted (reference 24/500504/FULL), for the demolition of the existing agricultural barn and the construction of a detached, four bedroom property with a footprint of 2,605 sq ft. Planning permission was granted by Maidstone Borough Council on 28<sup>th</sup> June 2024.

The proposed accommodation comprises an entrance hallway, open plan diner/sitting room, kitchen/breakfast room, office, utility room, WC, and bedroom 4. First floor accommodation comprises the other 3 bedrooms and a family bathroom. The master suite has an ensuite bathroom, and a dressing room.



## LOCATION PLAN

For identification purposes only.



**CIL:** CIL has been paid in full (£22,248.11) for the approved scheme (Ref 20/504096/FULL). Should the alternative permitted scheme be built (24/500504/FULL), there will be an additional CIL liability due to the increase in size of the approved dwelling, details of which can be provided on request. It may be possible for a self-builder to be exempt from CIL, subject to meeting necessary criteria. Buyers must satisfy themselves as to the CIL position for this development.

**DATA PACK:** A data pack containing copies of the relevant planning documents is available on request from the selling agent.

**DRAWINGS & CGI's:** The drawings and CGI's are included for illustrative purposes only (not to scale).

**PUBLIC RIGHTS OF WAY:** A public footpath (0168/KM282/1) crosses the edge of the land from the western to the eastern boundaries. Please refer to the Kent County Council Interactive Map for further details.

**VIEWING:** Externally at any reasonable time during daylight hours, having notified the selling agents Paddock Wood office on 01892 832325, option 3. Those viewing, should take all reasonable steps to ensure their health and safety whilst on site. Contact Will Jex for further information.

**WHAT3WORDS:** //cages.forms.scoop.

**TENURE:** Freehold with vacant possession.

**SERVICES & UTILITIES:** No services are currently connected to the land. Prospective purchasers should rely on their own enquiries with regards to local availability of any further service connections.

**BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.maidstone.gov.uk](http://www.maidstone.gov.uk)

**FLOOD & EROSION RISK:** **Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

(Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**MINERAL, SPORT & TIMBER RIGHTS:** Included in the freehold sale.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



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