



Charlton Lane, West Farleigh, Maidstone, Kent, ME15 0PA
Offers In Excess Of £575,000



***** CALLING ALL DEVELOPERS ***** A RARE OPPORTUNITY HAS ARISEN TO ACQUIRE THIS FREEHOLD SITE WITH PLANNING CONSENT GRANTED FOR TWO FOUR-BEDROOM DETACHED DWELLINGS, LOCATED IN THE SEMI-RURAL VILLAGE OF WEST FARLEIGH ***

Currently, Ashdown comprises a large three bedroom detached bungalow in need of complete renovation and refurbishment. Planning permission has been granted by Maidstone Borough Council under Planning Reference 25/503189/FULL for the demolition of Ashdown and for the construction of two four-bedroom detached dwellings, both with integral garages and two associated parking spaces. Alternatively, buyers may choose to simply refurbish the existing property. Contact PAGE & WELLS Maidstone Office on 01622 756703. Tenure: Freehold. EPC for Ashdown: E. Council Tax Band: E.



Accommodation for existing property:

Entrance Hall

Dining Room

Sitting Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Lobby

Family Bathroom

EXTERNALLY

Ashdown is situated on a sizable plot. As per the planning consent, Ashdown will be demolished by the purchaser and be replaced by the construction of two new dwellings. Please see approved plans on the Maidstone Borough Council website under planning reference 25/503189/FULL.

AGENTS NOTE 1

Our client may consider selling the plots individually, subject to level of offer.

AGENTS NOTE 2

VIEWING : Interested parties in the building plots alone can view from the roadside, without an appointment. Should full access be required to the site, or indeed the existing property, please contact Page & Wells on 01622 756703.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

