

RADFORDS

ESTATE AGENTS

LAND SOUTH OF SOUTH COTTAGE, HIGH STREET, STAPLEHURST, KENT, TN12 0JY



PRICE GUIDE OFFERS INVITED IN THE REGION OF £350,000 FREEHOLD

WE ARE INSTRUCTED TO OFFER FOR SALE A VALUABLE FREEHOLD BUILDING PLOT SET WITHIN THE VILLAGE OF STAPLEHURST AND WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA. PLANNING PERMISSION UNDER REFERENCE 5/501163/FULL (MAIDSTONE BOROUGH COUNCIL) FOR THE ERECTION OF A DETACHED FAMILY HOUSE.

HALL, LIVING ROOM, FAMILY ROOM/DINER, KITCHEN, UTILITY ROOM, STUDY, BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM.

MAINS DRAINAGE IS AVAILABLE AND SERVICES ARE IN THE ROAD.

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VIEWING

Strictly by appointment through the Agent as above.

DESCRIPTION

A chance to acquire a unique opportunity to build a fine, detached, family house situated within the heart of the village of Staplehurst. Site and floorplans are attached; fuller information can be accessed by logging onto Maidstone Borough Council Planning Site quoting the reference (5/501163/FULL).

The building plot is set within the popular Wealden village of Staplehurst with its range of local amenities including post office, supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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Site location plan

Scale 1:1250



Scale - 1:1250

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Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50

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