PRIVATE & CONFIDENTIAL

RESIDENTIAL OPPORTUNITY · FOR SALE

Lyceum & Wellfort
Chartway Street

Sutton Valence, Kent · ME17 3JA

0.74 acres (0.298 ha) · 2 cottages · Freehold · Unconditional



Inspiring. Planning. Delivering.

Site Overview

The total area being offered extends to approximately **0.74 acres (0.298 hectares)** and is located on Chartway Street, Sutton Valence, on the outskirts of Maidstone.

The site includes a pair of semi-detached cottages known as **Lyceum and Wellfort**, with some additional land to the west.

Both properties are in need of renovation, but each provides **two bedrooms**, a living room, kitchen and bathroom/shower room.

The total existing building footprint is **154 sq m / 1,660 sq ft** (approximately 830 sq ft per cottage).

Lyceaum is currently occupied while Wellfort is vacant and can be viewed. Any sale would be on the basis of vacant possession.





1 Aerial view of the site



2 Drone view over the site



3 Lyceum & Wellfort cottages

0.74 ac
SITE AREA (0.298 HA)

2 x 2-bed
SEMI-DETACHED COTTAGES

1,660 sq ft
EXISTING FOOTPRINT (154 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 Plans And EPCs

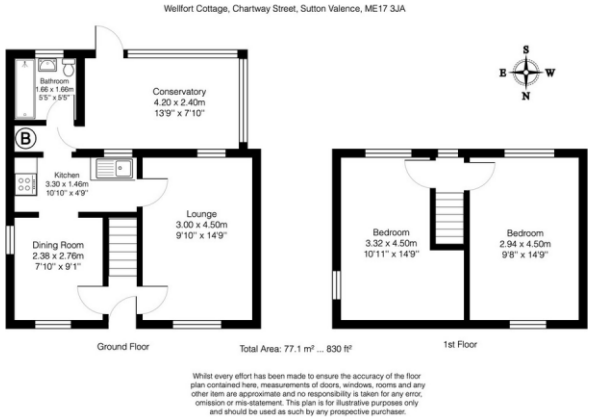
Lyceum and Wellfort are a pair of semi-detached cottages, each in need of renovation. Both provide two bedrooms, a living room, kitchen and bathroom/shower room.

FLOOR PLANS

1 Lyceum — ground & first floor



2 Wellfort — ground & first floor

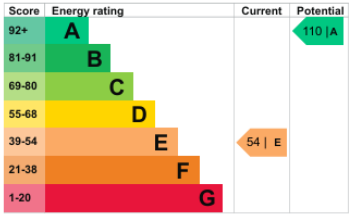


ACCOMMODATION

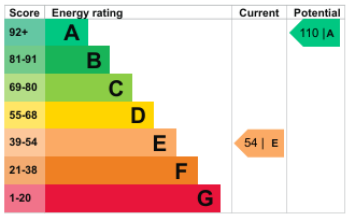
PROPERTY	BEDS	GIA (SQ FT)
Lyceum	2	830
Wellfort	2	830
Total	**4**	**≈ 1,660**

Approx. 77.1 m² GIA per cottage, taken from the floor plans. Total existing building footprint 154 sq m / 1,660 sq ft.

ENERGY PERFORMANCE CERTIFICATES



Lyceum · Current E (54) · Potential A (110)



Wellfort · Current E (54) · Potential A (110)

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 drawing to the right is an example of what the site could accommodate, **subject to achieving the relevant planning permission**.

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**.



Indicative site layout: existing homes with 2 x 4-bed detached houses

New builds each indicatively 2,400 sq ft · subject to planning permission

2 x 4-bed
INDICATIVE NEW DETACHED HOMES

2,400 sq ft
EACH NEW HOME (INDICATIVE)

None
ECOLOGICAL OR HERITAGE DESIGNATIONS

Direct
EXISTING ACCESS FROM CHARTWAY ST

Bid Requirements And Contact Details

The site 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 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.