

*Family
Homes*

Starting Bid £900,000
Sittingbourne, Kent, ME10



0

Bedroom



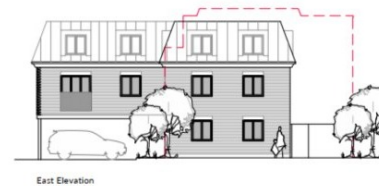
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Bathroom



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Receptions



- Planning For 28 Apartments
- 2 Miles To Mainline Train Station
- 12.5 Miles To M20
- Ground Floor Retail Space
- 1 Mile To A249
- Strong Rental Area
- Popular Residential Area
- 6 Miles To M2
- Good Long Term Capital Appreciation

Rare Development Opportunity – Planning Granted for 28 Residential Units

An exceptional opportunity to acquire a prominent site in a sought-after residential area. Formerly a public house, the property benefits from full planning permission (Ref: 20/503636/FULL) for the development of **28 residential units**, in addition to a flexible retail space (Use Class A1, A3 or A4) which has already been sold on a long lease to a popular supermarket chain.

Residential Development Overview:

Conversion and Extension of Existing Building:

- 5 × Two-bedroom apartments
- 14 × One-bedroom apartments
- 1 × Studio apartment

New Build to Rear of Site:

- 7 × Two-bedroom apartments
- 1 × One-bedroom apartment

The scheme includes **appropriate parking for all units** as well as **landscaped communal areas**, ensuring a well-rounded and attractive living environment for future residents.

Please note: This property **may be subject to VAT**, though assistance can be provided with reclaiming if required.

For further information or to discuss your interest, please contact **Family Homes** on **01795 473434**.

In accordance with the Estate Agents Act 1979, we disclose that a personal interest exists in this property.



Certificate Number : **Exemption

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	0	0

https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/**Exemption

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