

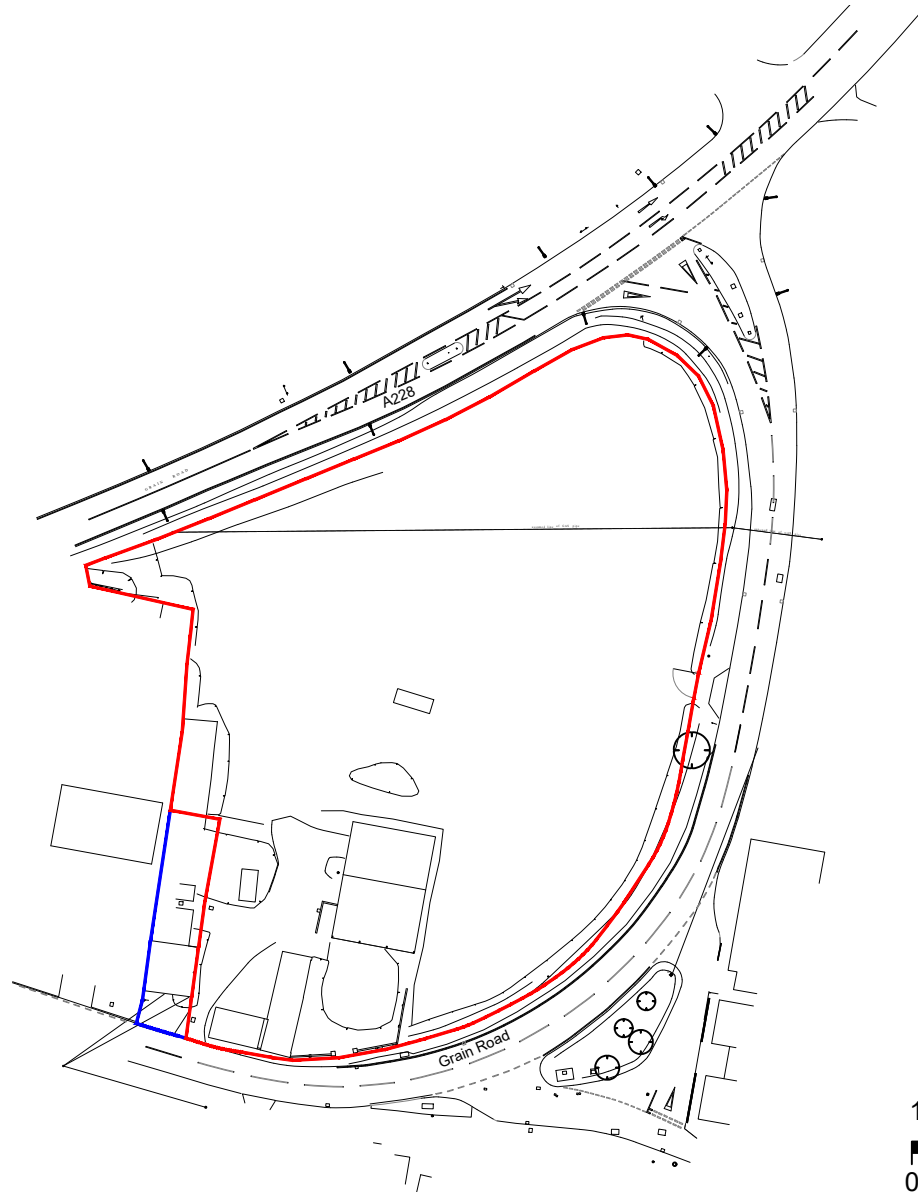


RESIDENTIAL DEVELOPMENT SITE
LAND AT MIDDLE STOKE, ISLE OF GRAIN, KENT ME3 9RS



**Lambert
& Foster**

SITE PLAN



PLANNING CONSENT WAS OBTAINED FOR THE VENDOR BY BLOOMFIELDS CHARTERED TOWN PLANNERS

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LAND AT MIDDLE STOKE, ISLE OF GRAIN, KENT ME3 9RS

A range of former farm buildings and agricultural land with outline planning permission for 7 dwellings. Site area 0.82 hectares.

GUIDE PRICE £900,000



LOCATION

The land is located in the hamlet of Middle Stoke and whilst the village enjoys a rural location on the Hoo peninsula, it has excellent transport connections with the A228 providing quick links to the A2 for London and M2 for Maidstone, while Strood Railway Station approximately 8 miles away has regular direct services to Ebbsfleet International, Stratford International and London St Pancras. Whilst enjoying a rural location, Middle Stoke is only a short drive from a wide range of amenities in nearby Rochester and is only a short drive from Hoo St. Werburgh village centre, which offers a good range of shops for day to day needs.

The nearby villages of Allhallows, Hoo St Werberg and Wainscott have schools for all ages. A wider selection of shops and amenities are in nearby Chatham (10.1 miles) and Gravesend (13.3 miles) and Bluewater at Greenhythe offers a complete range of shopping and recreational amenities, including a multi screen cinema, and adventure park. Nearby Hoo Village is well served with its own sports centre and swimming pool, and other sporting facilities, and there are many great walks across nearby farmland, including the Saxon Shore Way.



DESCRIPTION

This range of former farm buildings is located on land extending to around 0.82 hectares on the edge of the Middle Stoke hamlet. Consent has been granted by Medway Council for the demolition of redundant farm buildings and construction of 7 dwelling houses, provision of an attenuation pond and a comprehensive landscaped area, incorporating wild flower meadows, bio diversity area and tree planting. The consent was granted subject to conditions for a period of 3 years from 23rd December 2023. The indicative scheme shown on the approval is summarised below.

Plots 1 - 4 Each property 1,259 sq ft (117 sq m).

Positioned to the front of the site comprise two pairs of semi-detached houses with proposed accommodation of entrance hall, cloakroom, open plan kitchen/living room/dining room and on the first floor three bedrooms, one with en-suite facilities and a family bathroom.

Plot 5 1,237 sq ft (115 sq m)

A detached plot on the south east side of the development with a wrap around garden. The two storey accommodation comprises ground floor entrance hall with cloakroom, living room and open plan kitchen/dining room and on the first floor three bedrooms, one with en-suite facilities and a family bathroom.

Plots 6 and 7 Each dwelling 1,786 sq ft (166 sq m)

Two larger four bedroom detached properties located at the rear of the site enjoying views over the ecological area. Two storey accommodation comprises on the ground floor entrance hall, cloakroom, living room, kitchen/family room, utility, study and dining room, and on the first floor four bedrooms, one with en-suite facilities and a family bathroom. The houses benefit from detached double garages.

Note: The site is crossed by a gas main, the route of which is shown on the sale plan marked with a hatched line. Copies of the grants of easements are available on request.

PLOT PLAN







PLANNING

The site being sold benefits from planning permission for seven new homes, as previously described, permission being granted subject to conditions by Medway Council on 23rd December 2023 (Reference MC/23/0106). Outline planning permission with some matters reserved (appearance landscaping layouts and scale) for demolition of redundant farm buildings and construction of seven dwelling houses, provision of an attenuation pond and comprehensive landscaped area incorporating wildflower meadows, biodiversity area and tree planting.

VIEWINGS: Viewings at any reasonable time during daylight hours, having notified the selling agents Lambert & Foster's Paddock Wood office on 01892 832325 Option 3. Contact Antonia Mattinson or Alan Mummery.

SERVICES: The site adjoins existing residential developments so mains water, electricity and drainage are available adjacent to the site. Purchasers should, however, rely on their own enquiries as the suitability and availability of local connection.

METHOD OF SALE: Unconditional offers are invited for the freehold interest.

TENURE: The freehold of the site is being sold with vacant possession on completion.

DATA PACK: A full data pack will be sent on request, or planning information can be downloaded from the Medway Council website. Planning permission was obtained by Lambert & Foster's in-house chartered town planners, Bloomfields.

PARTICULARS, PLANS AND SCHEDULES: The particulars and measurements and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS: 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. Unfortunately, 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.



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