

For Sale



Mary Haig Cottage, Chartway Street, Sutton Valence
ME17 3JA Unconditional Offers Invited



The Plot

Total Existing Building Footprint: 111 Sqm / 1,195 sq ft

0.7 Acres / 0.284 Ha

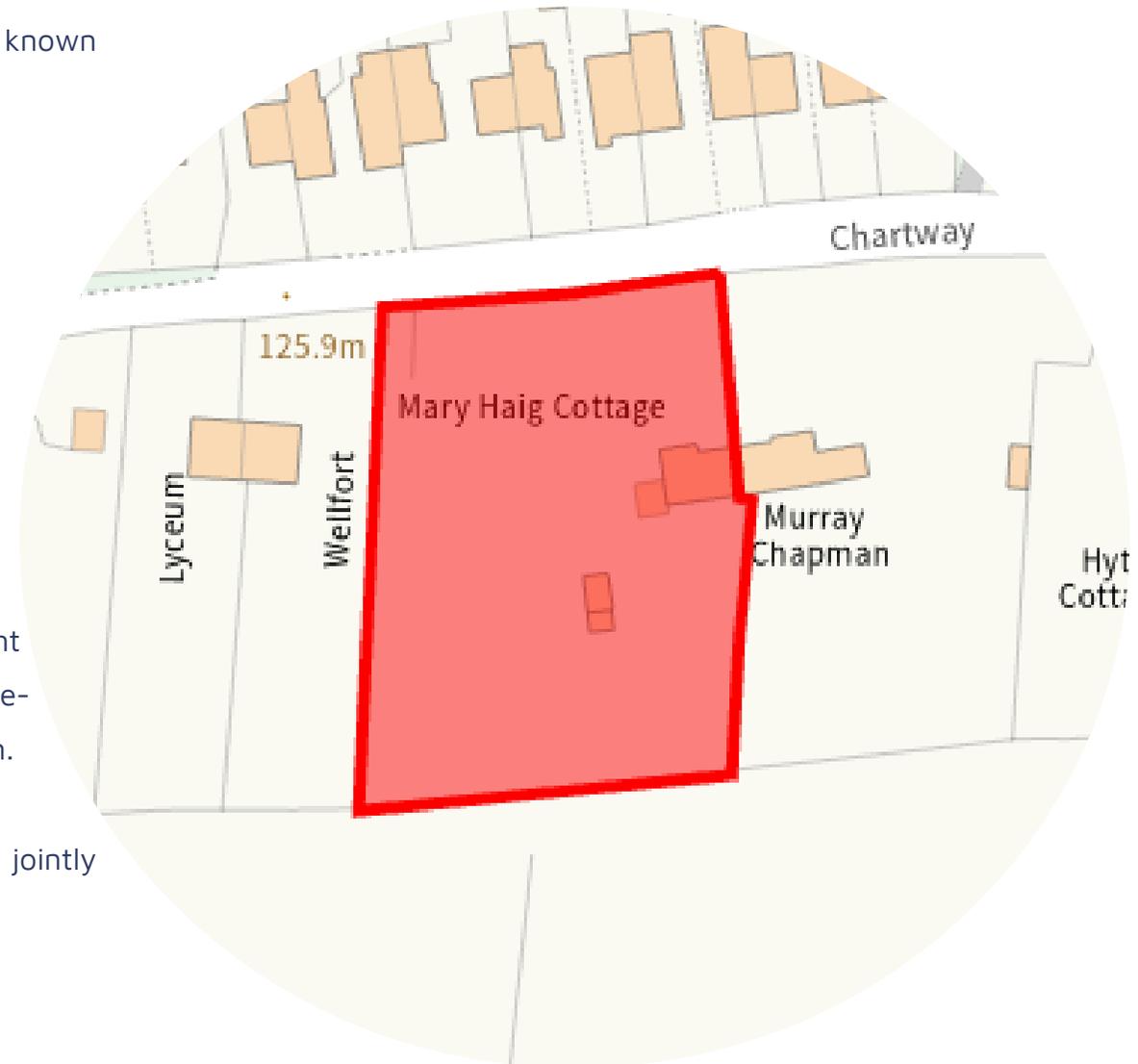
The total area being offered is 0.7 acres or 0.284 hectares located on Chartway Street, Sutton Valence and has an existing property known as Mary Haig Cottage.

The property is in need of renovation but provides:

- 3x bedrooms
- Living Room
- Kitchen
- Bathroom/shower Room
- Utility Room
- Sitting Room

The current footprint of the property does not make efficient use of the land providing the potential to either extend or redevelop the site, subject to gaining necessary planning permission.

The properties can be purchased either individually or bought jointly with Murray Chapman.



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 is a short drive away, while Headcorn train station only 10 minutes drive offers direct services to London Charing Cross in approximately 70 minutes.



Sutton Valence School

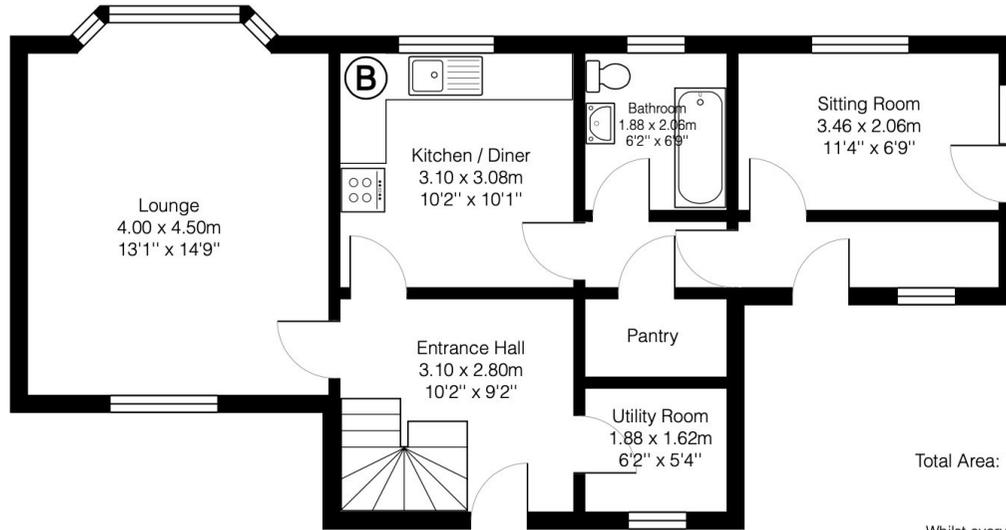


Sutton Valence Castle

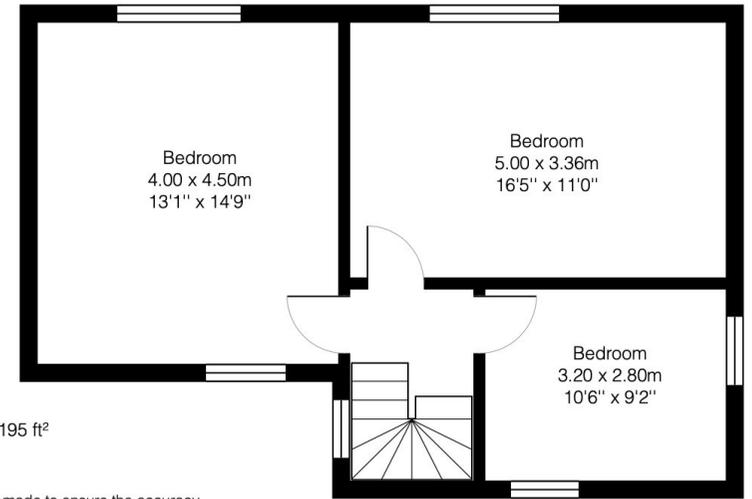
Floor Plans And EPCs

Mary Haig Cottage Floorplan and EPC

Mary Haig Cottage, Chartway Street, Sutton Valence, ME17 3JA



Ground Floor



1st Floor

Total Area: 111.0 m² ... 1195 ft²

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Planning

Indicative Site Layout: existing home along with 1 x 4-bed detached New Build Indicatively 2,400 sq ft

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 our 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, lying in Flood Zone 1 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.



Other Matters

Want to know more? Follow the data room link for the additional information

[Data Room Link](#)

Conditions of Sale

VAT is not payable on the purchase

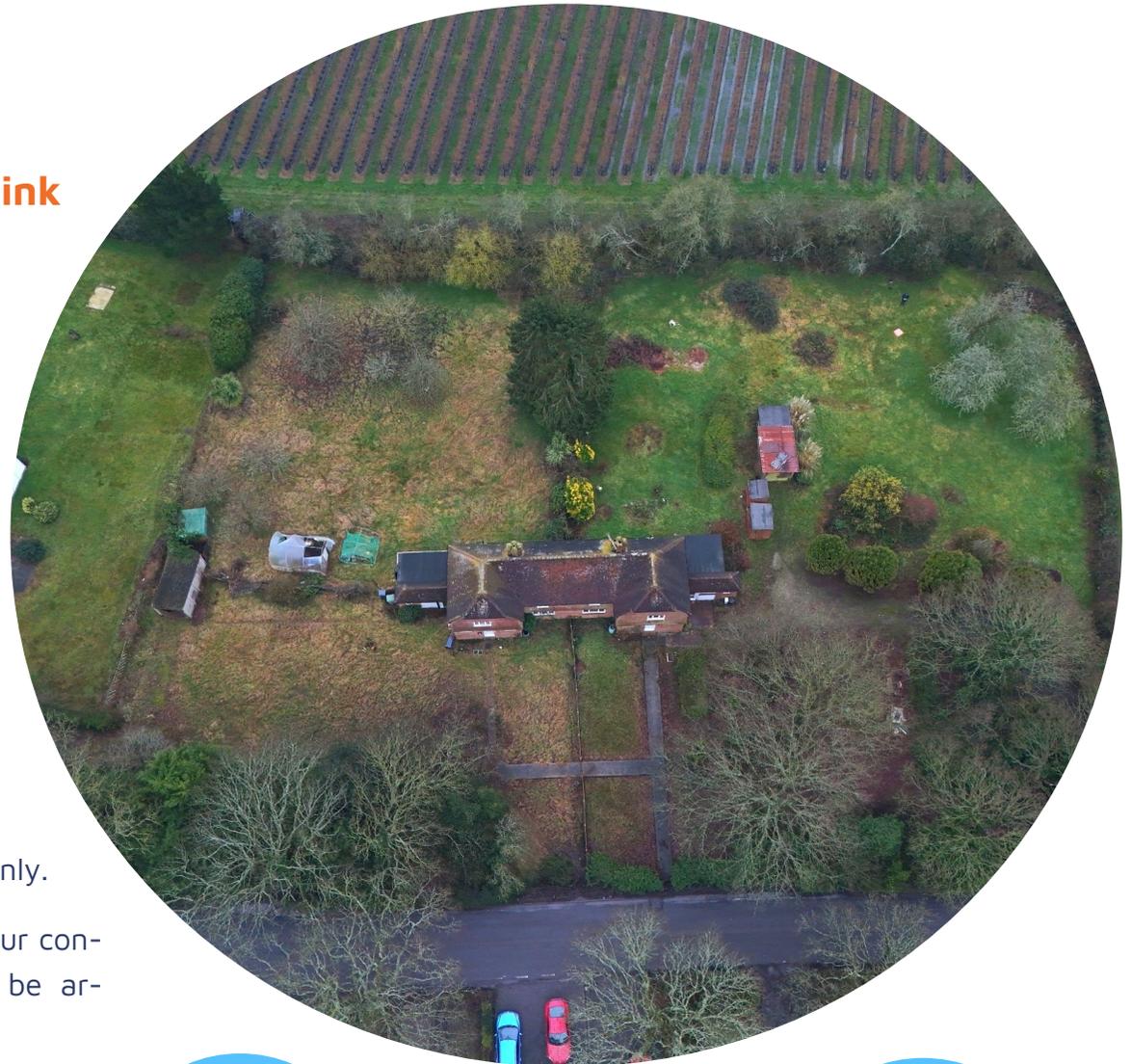
The site is being sold Freehold with Vacant Possession.

The site is being offered for sale by way of private treaty.

Offers are sought for the freehold, on a unconditional basis only.

External viewings can be carried out from the roadside at your convenience via Chartway Street. Internal viewings need to be arranged via the agent.

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to 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.



0.7 Acres /
0.284 Hec-
tares

Unconditional
Sale

Vacant
No Chain

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