

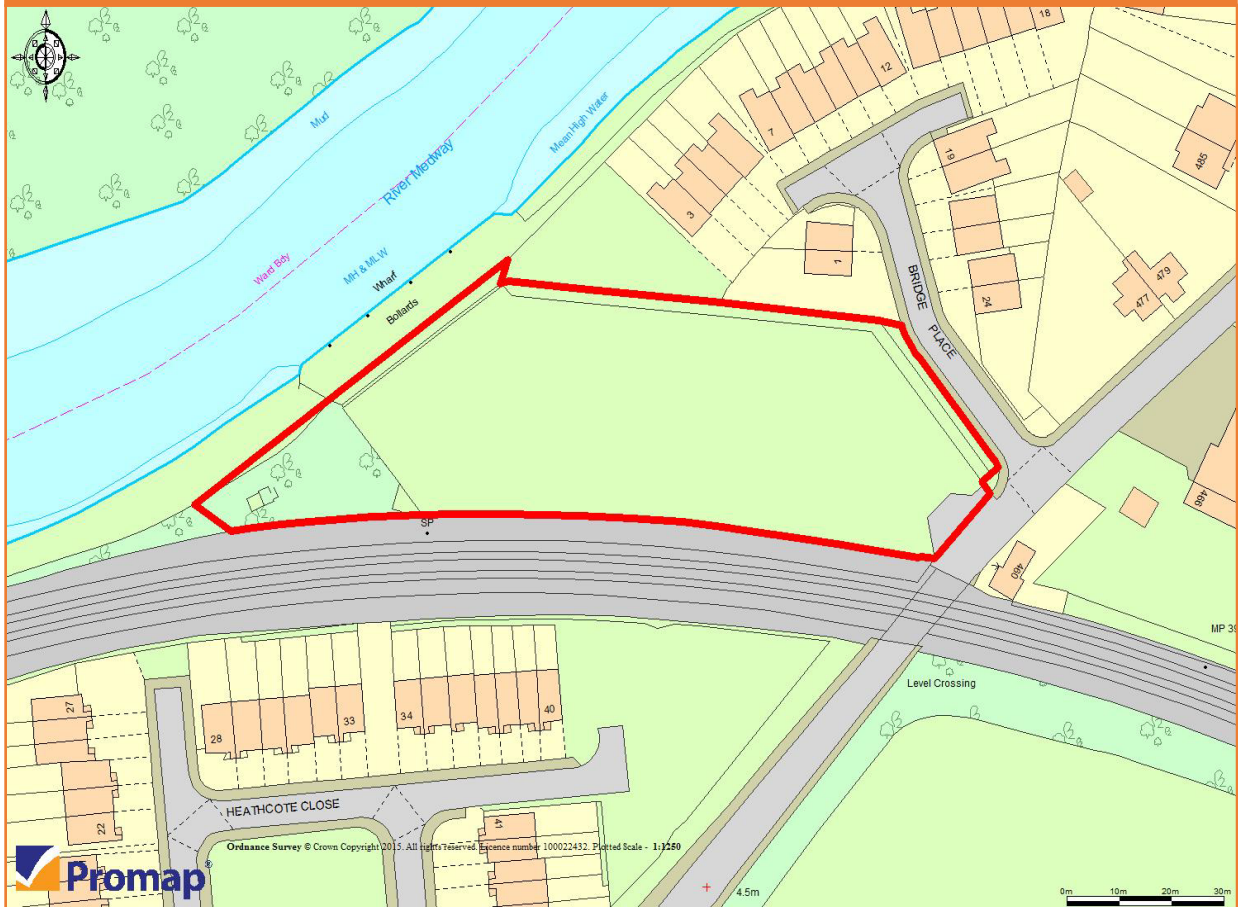
PAARL

PROPERTY CONSULTANTS

CHARTERED SURVEYORS & VALUERS

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Station Road, Aylesford, Kent, ME20 7QR



**0.416 Hectares (1.03 Acres) gross
area**

Remediated Ground

**Former Outline Planning Consent for
14 units
(subject to s106 agreement)**

**Freehold
Guide Price
£1,400,000**

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Location

The site is located to the south west of the small village of Aylesford which itself is 5km (3.1 miles) to the north west of the town of Maidstone in the County of Kent. Whilst Aylesford is a picturesque and quiet village location it is just a short distance from Junction 5 of the M20 motorway. Location plans are provided at the rear of these particulars.

Description

The site comprises a level and broadly rectangular site currently accessed from Station Road. The property was once an Oil Storage depot.

The site has been fully remediated to a level to support residential development.

The site is on a flood plain which will impact of the design of any proposed development.

There is a main sewer running under part of the site. Again, this will impact on the design/layout of any proposed development.

Services

We understand that all services are available from Station Road. Interested parties should make their own investigations to the relevant utility companies.

Tenure

The site is held freehold in two separate titles. The main bulk of the site is held in title K879653. An additional parcel of land held in title K929558 which facilitates the new access into the site from the adjacent Bridge Place. Copies of both titles are available on request.

EPC

No EPC is required for this sale.

Planning

On 26th May 2010 the site received an Outline Planning Consent to application reference TM/08/01263/OA. The consent was subject to a Section 106 Agreement which at the time imposed an obligation to make a financial contribution towards an "off-site" provision.

This consent permitted the development of 14 dwellings. A schedule of the permitted accommodation together with house types is attached to these particulars. This consent timed out on 25th May 2013.

Interested parties should direct their enquiries to the planning department at Tonbridge & Malling Borough Council.

Copies of the planning documentation are available from the Council's website – www.tmbc.gov.uk.

Business Rates

The site has been delisted for rates.

VAT

It is understood that the site is registered for VAT.

Important notice

Paarl Property Consultants for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1). The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2). All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to this office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view; 3). Unless otherwise stated, all prices rents, and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4). All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5). These particulars do not constitute part of an offer or contract; 6). The vendors or lessors do not make or give – and neither do Paarl Property Consultants, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.

Price

The property is offered at a Guide Price of £1,400,000 for the Freehold interest.

Legal Costs

Each party will bear their own legal costs.

Viewing

The site is open for inspection from Station Road. As needs dictate, a block viewing will be undertaken. Interested parties will be notified when this will be.

Paarl Property Consultants acting for Certas Energy UK Limited

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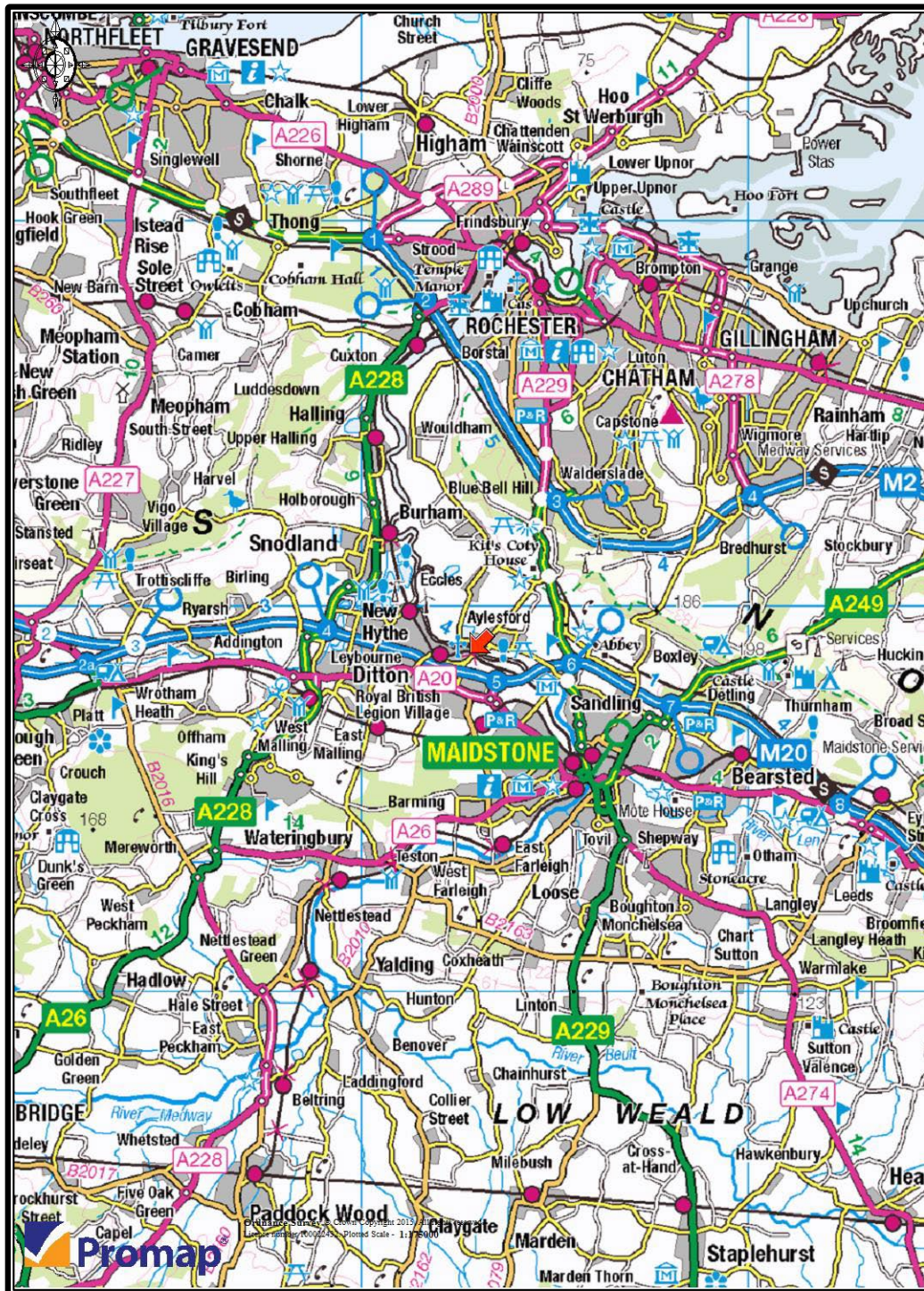
Date Details Prepared
May 2024



**Permitted development under lapsed consent to application
reference TM/08/01263/OA – For information only**

Plot	House Style		Size (sqft)
1	4 bed	Detached	1,339
2	4 bed	Detached	1,482
3	4 bed	Detached	1,482
4	3 bed	Semi/End terrace	1,137
5	3 bed	Mid terrace	1,137
6	3 bed	Semi/End terrace	1,137
7	4 bed	Semi detached	1,364
8	4 bed	Semi detached	1,364
9	4 bed	Semi/End terrace	1,364
10	4 bed	Mid terrace	1,364
11	4 bed	Semi/End terrace	1,364
12	4 bed	Semi/End terrace	1,364
13	4 bed	Semi/End terrace	1,364
14	4 bed	Semi/End terrace	1,364
Total			18,626

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