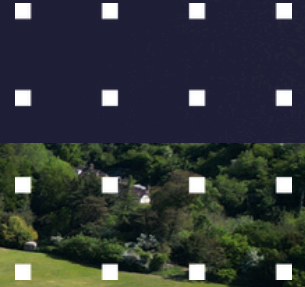


# Tovil Quarry, Maidstone

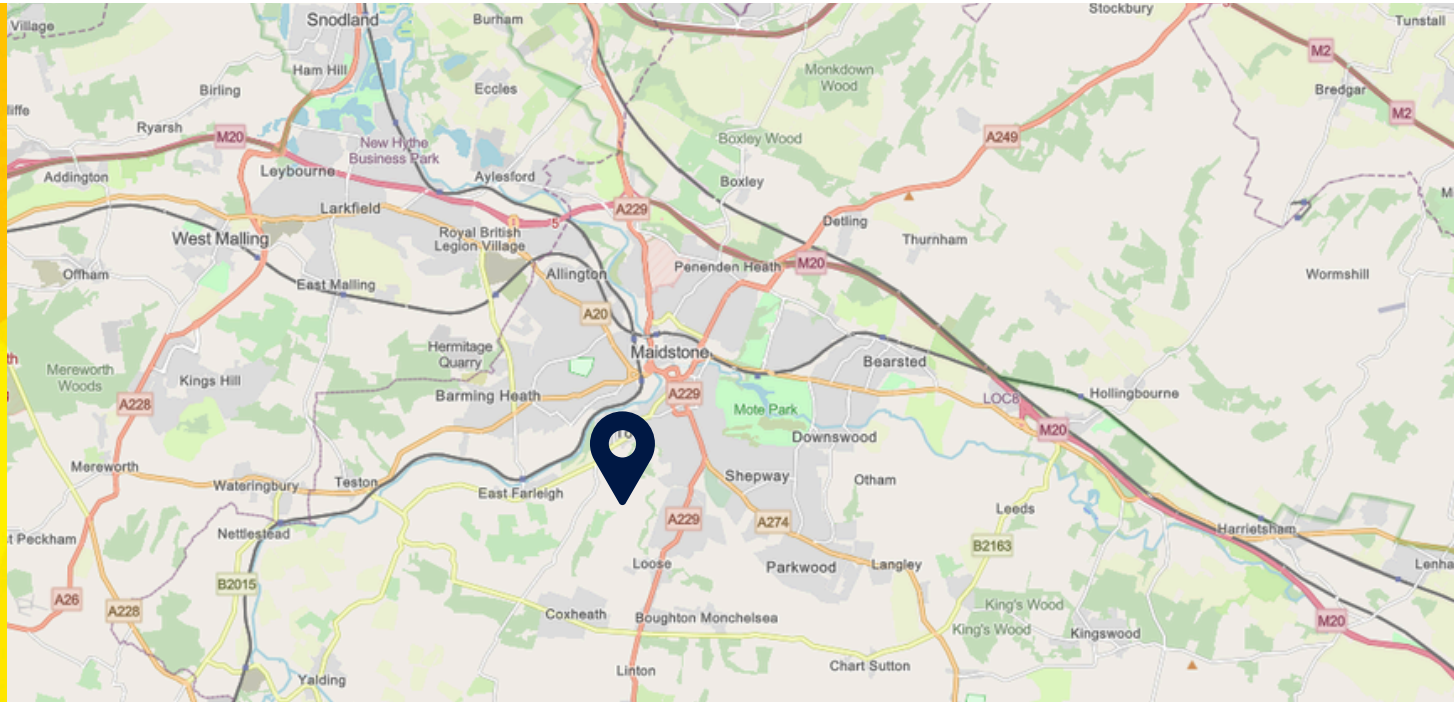
STRAW MILL HILL, TOVIL, MAIDSTONE, KENT ME15 6FL

6.2 Acre Residential Development Opportunity Subject to Planning  
**For Sale - Offers Invited**



## KEY HIGHLIGHTS

- Former quarry and recycling plant now cleared and levelled in readiness for development subject to planning permission (STPP).
- Site extending to approximately 6.2 acres / 2.5 hectares.
- Previous planning consent for the erection of 108 dwellings together with associated landscaping and access.
- Prominent town location south west of Maidstone town centre.
- Freehold for sale with vacant possession.
- Offers invited



## LOCATION

The Property is located in Tovil, a civil parish on the south-western edge of Maidstone, Kent. The site is situated approximately 1.5 miles from Maidstone town centre, which is approximately 40 miles south east of Central London, 8.3 miles south of Chatham, 17.8 miles north east of Tonbridge and 18.8 miles east of Sevenoaks.

Maidstone benefits from road links, with the property located near the A249 which provides access north to Junction 7 of the M20. The A229 also provides access to Junction 3 of the M2. Maidstone also has three railway stations, Maidstone West being the closest to the site just 1 mile to the north east. This provides hourly services to Tonbridge and Strood. Maidstone East Station, situated 1.5 miles to the north, offers regular and direct services to London Victoria from just over an hour, as well as Ashford International (24 mins) and Canterbury West (54 mins).

Maidstone town centre is characterised principally by retail, leisure and community uses. There is broadly equal representation from independent businesses as well as national retailers and eateries.

## SITUATION

The subject Property is situated off Straw Mill Hill, which connects to Stockett Lane and borders the site to the north east. To the east is a land parcel owned and used by the Scout Association, comprising a single detached dwelling known as the Tovil Scouts hut. Agricultural farmland borders the site to the south and west.

To the north there is a substantial plot of land which benefits from outline planning permission for the construction of 272 residential units under reference MA/10/0256. An application for approval of reserved matters was validated on 20th November 2015 under reference 15/509041/REM and was approved on 23 May 2019. Development works on this site have recently commenced (see page 4).

## DESCRIPTION

The subject Property comprises a long site extending to approximately 6.5 acres which was historically a quarry, active primarily from 19<sup>th</sup> to the 20<sup>th</sup> century. In the mid-1960s, the site was transformed into a paper recycling plant.

Vehicular access is gained via a gated private road off Straw Mill Hill. All buildings on site have been demolished and the site has been excavated and levelled in readiness for development. The land sits below its surroundings, meaning any development would be surrounded by banks.

## TENURE

The property will be sold freehold and subject to vacant possession on completion. The Property is registered at the Land Registry under Title Number K605364.

## PREVIOUS PLANNING PERMISSION

The site previously had Outline Planning Consent (Ref: 15/505441/OUT), as well as a Reserved Matters Approval (Ref: 18/502287/REM) for 108 dwellings together with associated landscaping and access.

The illustrative site plan to the right shows the proposed development in line with this consent, and the below table sets out the proposed accommodation schedule.

As part of the previous consent, off-site highway works at the junction of Straw Mill Hill with Farleigh Hill were agreed.

Applicants are advised to review the planning portal material in full.



*Proposed Site Layout (15/505441/OUT)*

## FUTURE DEVELOPMENT POTENTIAL

Maidstone's Local Plan Review was adopted on 20 March 2024. Policy LPRSA265 allocates the Tovil Neighbourhood area for a minimum of 250 dwellings.

Despite the previous planning consent being for 108 residential units, we consider a reduced scale of development to be more viable for the site, focussing on larger unit typologies. Any potential development (STPP) would likely need to meet Maidstone Borough Council's minimum affordable housing provision of 30%.

Applicants are advised to make their own planning enquiries.

## ACCESS

Pre-application advice was received from Kent County Council (KCC) Highways dated 20th June 2025. This, together with a KCC Highway Pre-application Response Summary produced by Mayer Brown, can be provided on request.

Type	Number	GIA sqm	GIA sq. ft
1 Bedroom Apartment	27	1,311	14,112
2 Bedroom Apartment	46	3,326	35,801
2 Bedroom House	15	1,179	12,691
3 Bedroom House	20	1,624	19,634
<b>Total</b>	<b>108</b>	<b>7,640</b>	<b>82,237</b>

*Proposed Accomodation Schedule (15/505441/OUT)*

**Tovil Quarry** Straw Mill Hill, Tovil, Maidstone, Kent ME15 6FL

## ADJACENT LAND

Development of the adjoining Land off Farleigh Hill has recently commenced and preparation works are underway. This immediate site is being developed by Vistry in partnership with Legal & General Affordable Homes and will comprise 272 dwellings. The scheme will be made up of one and two-bedroom apartments and two, three and four-bedroom houses.

We are also aware that the Land at Abbey Gate Farm to the south (outlined to the right in blue) has been included as an allocation in Maidstone's Local Plan for the development of approximately 250 dwellings at an average of 30 dwellings an acre (Policy LPRSA265).

Applicants are advised to review the planning portal material in full.

## METHOD OF SALE

The site is being marketed by way of informal tender, on a freehold basis with vacant possession.

Offers to specify the following details:

- Confirm that offer is unconditional, or detail conditionality such as STPP;
- Purchase price to be set out on a "Price + VAT" basis;
- Payment profiles;
- Timescales for exchange and completion;
- Assumed abnormal cost allowances;
- Outline of board approval process if required;
- Proof of funding;
- Details of solicitors to be instructed;

Whilst all bids will be considered on their merits, maximising land value and limiting conditionality will be critical factors. Payment profiles must be clearly outlined as part of any offer. Shortlisted applicants will be invited to interview before a preferred party is selected. Parties are expected to co-operate with transaction counter party Anti Money Laundering due diligence checks upon agreement of Heads of Terms.

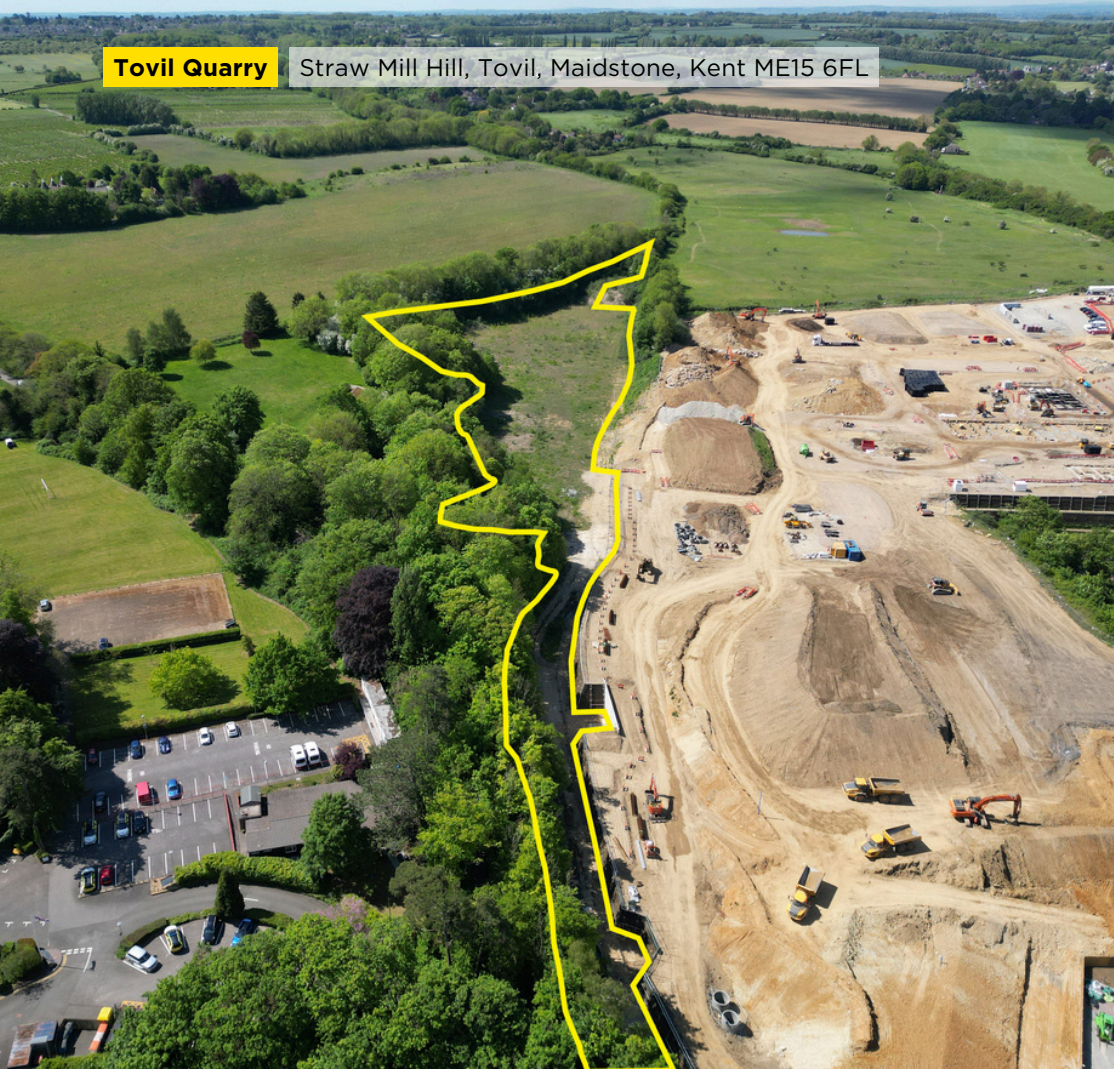
## LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking to cover the seller's reasonable costs in the event that the buyer withdraws from the transaction following agreement of Heads of Terms and expense has been incurred in preparing and finalising the legal pack.



## Tovil Quarry

Straw Mill Hill, Tovil, Maidstone, Kent ME15 6FL



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## LETTERS OF RELIANCE

A letter of reliance will be provided for the most recent transport assessment (March 2025) relating to the KCC Highways Pre-Application Response.

## DATA ROOM

Data Room access can be obtained by request to Bea Adamson (contact details below). The data room contains material including planning documents, aerial imagery, and other relevant documents.

## VIEWINGS

Access onto the site is strictly by appointment with the sole selling agent, Savills.

## SERVICES

Prospective purchasers should make their own enquiries.

## VAT

We understand the Property is elected for VAT.

## SUBMISSION OF OFFERS

Bids to be sent by email to Chris Bell and Bea Adamson, contact details below.

## CONTACT

For further information please contact:

### Chris Bell

chbell@savills.com  
01732 789 733

### Bea Adamson

bea.adamson@savills.com  
01732 789 777

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and none of the statements contained within these particulars relating to this property should be upon as statements of fact. All measurements are given as a guide and no liability can be accepted by any errors arising there from.