



Residential Land

Robin Hood Lane, Chatham, Kent, ME5 9JY

Offers in the region of £510,000 Freehold

EPC Rating:

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## Description

LARGE PLOT WITH PLANNING PERMISSION FOR THE DEMOLITION OF A BUNGALOW AND A NEW 5 BEDROOM DETACHED HOUSE

Situated on Robin Hood Lane, off the Maidstone Road, within Blue Bell Hill Village and giving easy access to the M2/M20 motorway network.

Currently this larger than average plot has an existing 2 bedroom detached bungalow on the site which any potential buyer could live in whilst they are constructing the new build.

Planning Permission was granted in June 2019 with Tonbridge & Malling Council. (Planning Reference: 19/01124/FL) for the demolition of the existing detached bungalow and detached double garage and the erection of a new 5 bedroom detached house with detached double garage and landscaping.

The layout comprises of 5 bedrooms, (4 double and 1 single) all benefitting from Ensuite's. The downstairs comprise a large open plan kitchen/dining/family room, drawing room, study and snug. There is a separate double garage and large garden.

Please note the current owners have served the relevant building notices and dug out the footings and concreted around the garage for the planning permission to remain live.

This site would suit a self build buyer, small developer or alternatively go back to planning to achieve a different scheme.

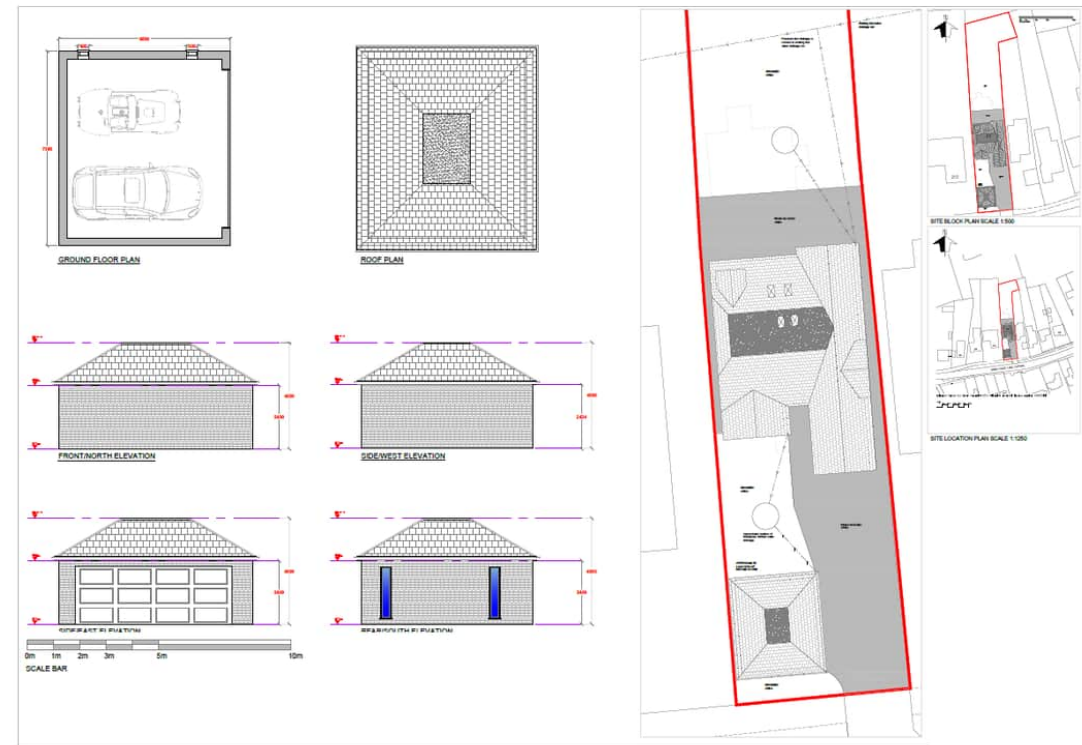
AGENT NOTE: This plot is for sale with the buyer to cover the Vendors agency fees of 1% plus VAT.

Legal Costs: Each party to bear their own legal costs.

## Key Features

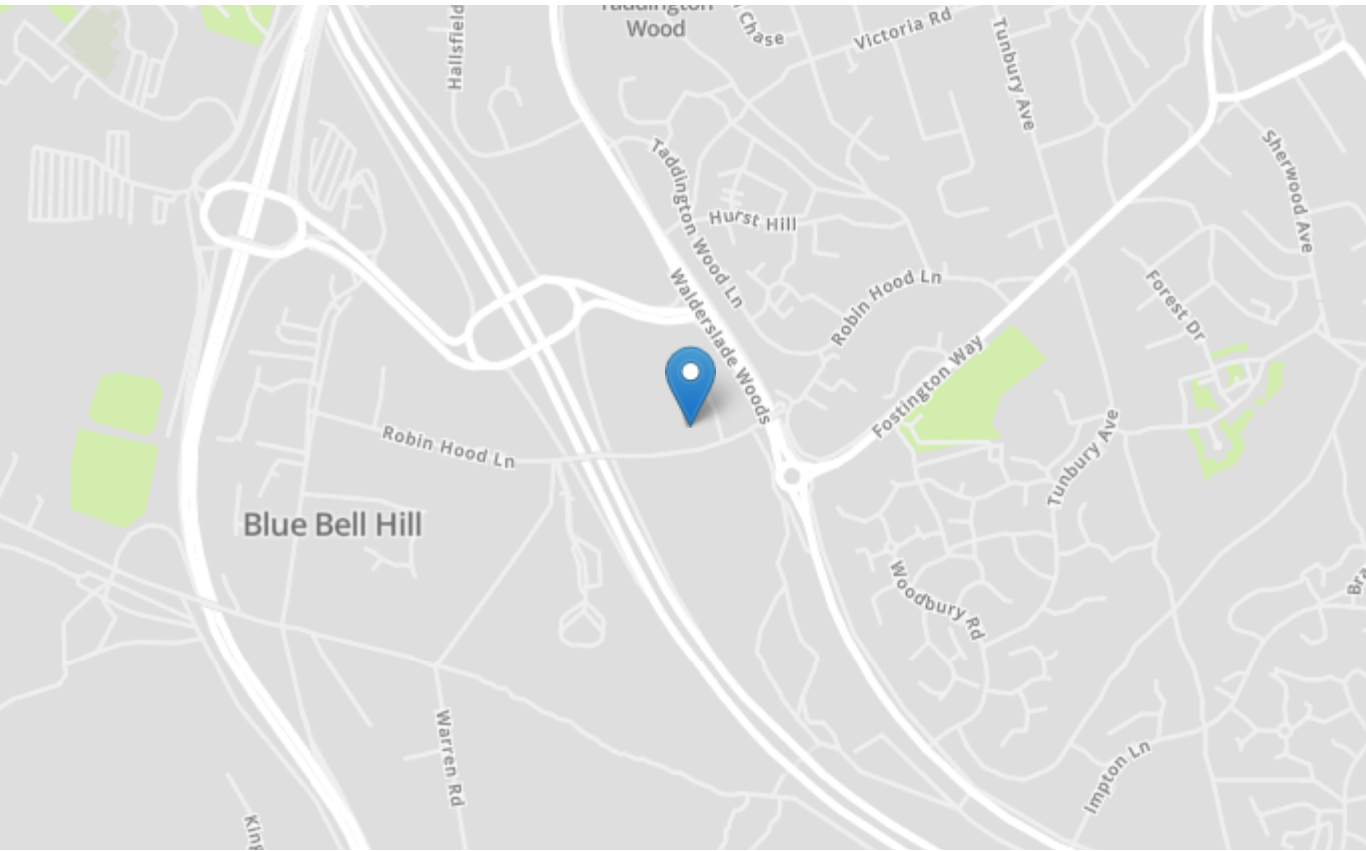
- Planning Permission granted for a 5 bedroom house
- Extremely large plot
- Village location
- Easy access to the M20/M2 motorways





## Property Location

Robin Hood Lane, Chatham, Kent, ME5 9JY



<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Tonbridge & Malling
<b>Council Tax</b>	

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#### Agent Notes

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