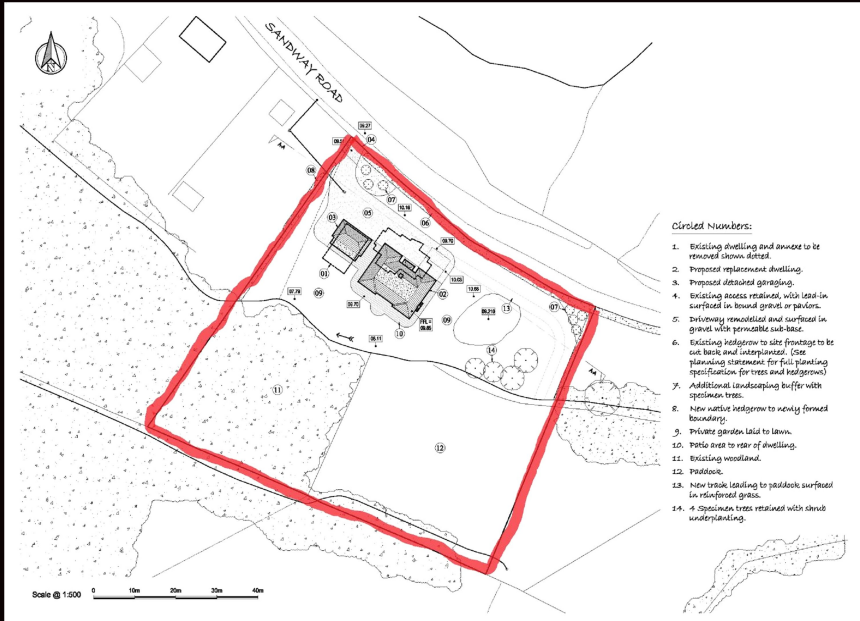




Circled Numbers:

1. Existing dwelling and annexe to be removed shown dotted.
2. Proposed replacement dwelling.
3. Proposed detached garage.
4. Existing access retained, with tarmac surfacing in bound gravel or pavers.
5. Informally remodelled and surfaced in gravel with permeable sub-base.
6. Existing hedgerow to alter frontage to be cut back and replanted. (See planning statement for full planting specification for trees and hedgerow).
7. Additional landscaping buffer with specimen trees.
8. New native hedgerow to newly formed boundary.
9. Private garden laid to lawn.
10. Patio area to rear of dwelling.
11. Existing woodland.
12. Paddock.
13. New track leading to paddock surfaced in reinforced grass.
14. 4 Specimen trees retained with shrub underplanting.

philip INDEPENDENT
ESTATE
AGENT
Jarvis

Biggin Farm | Sandway Road | Sandway
| ME17 2LU

- Guide Price of £495,000
- Exciting Development Opportunity
- Planning Permission For 3,140 sq. ft. Imposing Replacement House
- Four Reception Areas
- Existing Detached Dwelling With Annexe
- Plot In Region Of 1.5 Acres
- Small Paddock & Wooded Copse



Proposed Front Elevation - 1:500



Proposed side Elevation - 1:500

Scale 1:500 0 10m 20m 30m 40m



Existing Site Section A-A - 1:500



Proposed Site Section A-A - 1:500

Scale 1:500 0 10m 20m 30m 40m



Proposed Ground Floor Plan - 1:250

Scale 1:250 0 5m 10m 15m 20m 25m 30m 35m 40m

Biggin Farm | Sandway Road | Sandway | ME17 2LU

Guide price of £495,000.

An exciting opportunity to buy a substantial plot in Sandway with planning permission for a replacement property extending to 3,140 square feet. Currently, on the site is a detached five bedroom house with a two bedroom annexe requiring renovation.

The overall plot (see plan) will extend to the region of 1.5 acres and will include a small paddock and a wooded copse to the rear.

Rarely does such a scheme become available and so we would recommend registering an early interest.

The proposed design is for an imposing double fronted house with four reception areas along with a kitchen and utility room. Upstairs there would be five double bedrooms with three ensuite facilities as well as the family bathroom.

To one side would be a detached double garage with a driveway to the front and side.

For full details of the planning consent please refer to the Maidstone Borough Council website using planning reference 15/510510/FULL. For more detailed information, contact the agent on 01622 858241.



Proposed New Flat Plan - 1:200



Proposed New Elevation - 1:200



Proposed New Elevation - 1:200

Scale 1:200

Scale 1:200

Local Information

Sandway is a small hamlet found between Lenham and Platts Heath. Lenham is a well served village with a full range of local amenities. There is also a mainline railway station, with access to both Ashford and London. The M20 motorway is also found approximately five miles away.

Directions

On leaving the office turn left and take the High Street out of the village. Pass the turning for the railway station and cross the railway bridge. Carry on for approximately 800 metres until Sandway is reached where the road significantly narrows. Having passed the narrow stretch of road take the first right going down the hill. This plot is then approximately 400 metres on the left hand side.



Viewing strictly by appointment with
Philip Jarvis Estate Agent
1 The Square, Lenham, Kent ME17 2PH.
Tel: 01622 858241
Fax: 01622 859324
Email: homes@philipjarvis.co.uk
Website: philipjarvis.co.uk

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

Village & Country Homes Specialists