



4-6, New Road, Ditton, ME20 6AD  
Guide Price £350,000

## About this property..... Freehold Investment Opportunity – Office & Residential Income with Asset Management Potential

An excellent opportunity to acquire a freehold mixed-use investment comprising a ground floor office and two self-contained one-bedroom flats arranged over the first floor.

The property benefits from planning permission to convert the existing ground floor office into two additional one-bedroom flats, presenting significant scope to enhance both rental income and overall capital value. The first-floor flats are currently let at £750 per calendar month each, providing an immediate income stream.

Further benefits include a detached tandem-length garage and four off-road parking spaces to the rear. The existing office accommodation has an estimated rental value of approximately £12,000 per annum, whilst conversion of the ground floor in accordance with the approved planning consent could increase the total potential rental income of the ground floor to approximately £21,600 (£900pcm each) per annum.

The property is available as a whole or in parts, with offers invited for the entire freehold, the ground floor only, or combinations of units to suit purchaser requirements.

### Key Features

Freehold mixed-use investment opportunity

Ground floor office with two one-bedroom flats above

Planning permission granted to convert office into two additional one-bedroom flats

Detached tandem-length garage

Four parking spaces to the rear

Existing office rental potential of approximately £12,000 per annum

Potential residential income of approximately £21,600 per annum following conversion

First-floor flats currently let at £750 pcm each

Offers invited for the whole or individual elements

Best offers in writing by Monday 29th June 2026.





UPSTAIRS FOR  
4B & 6B

**PRIVATE  
PARKING**  
(At your own risk)  
UNAUTHORISED PARKING  
WILL BE SEVERE  
PENALTY  
PARKING TICKET







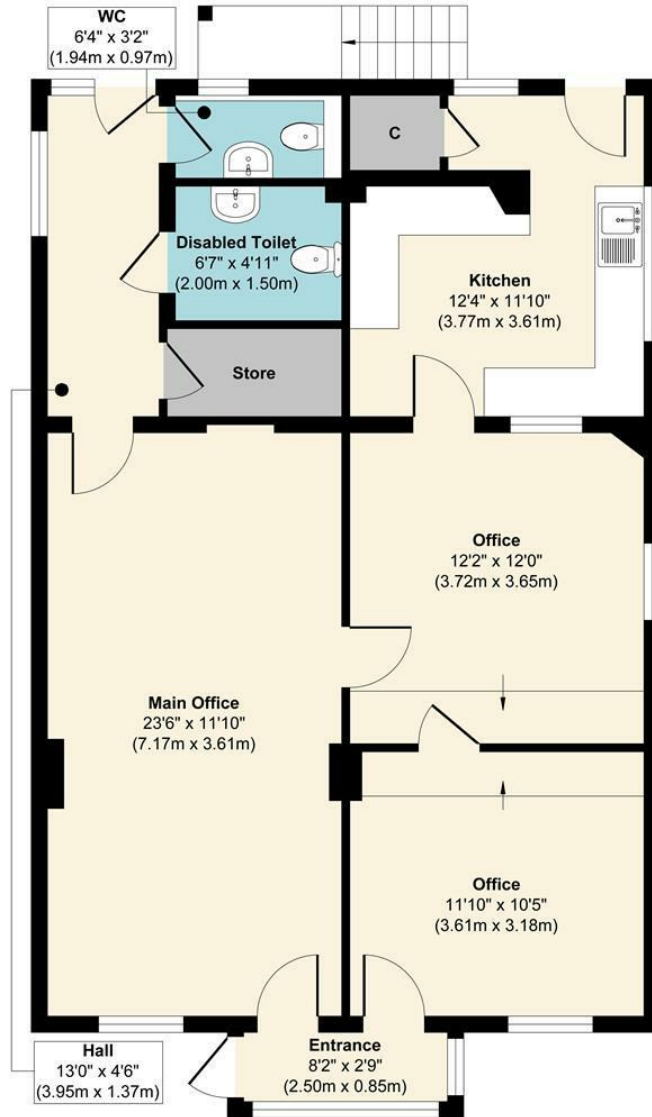
## Situation....

Ditton is conveniently situated between junctions 4 and 5 of the M20 giving access to the capital and the coast. There are bus stops a short walk away with regular buses into Maidstone taking around 20 minutes to get to the town centre. Ditton has a large recreation ground and community centre and other local amenities such as a supermarket, post office, village store, and a parade of independent shops. It also has a 28-acre sports club offering football for all ages plus an under 19's academy, hockey, squash, a gym, and even a sauna and sports bar for the less energetic. Commuters can drive for around half an hour (18 miles) to Ebbsfleet International Station where they can board frequent high-speed trains to London St Pancras in as little as 19 minutes.

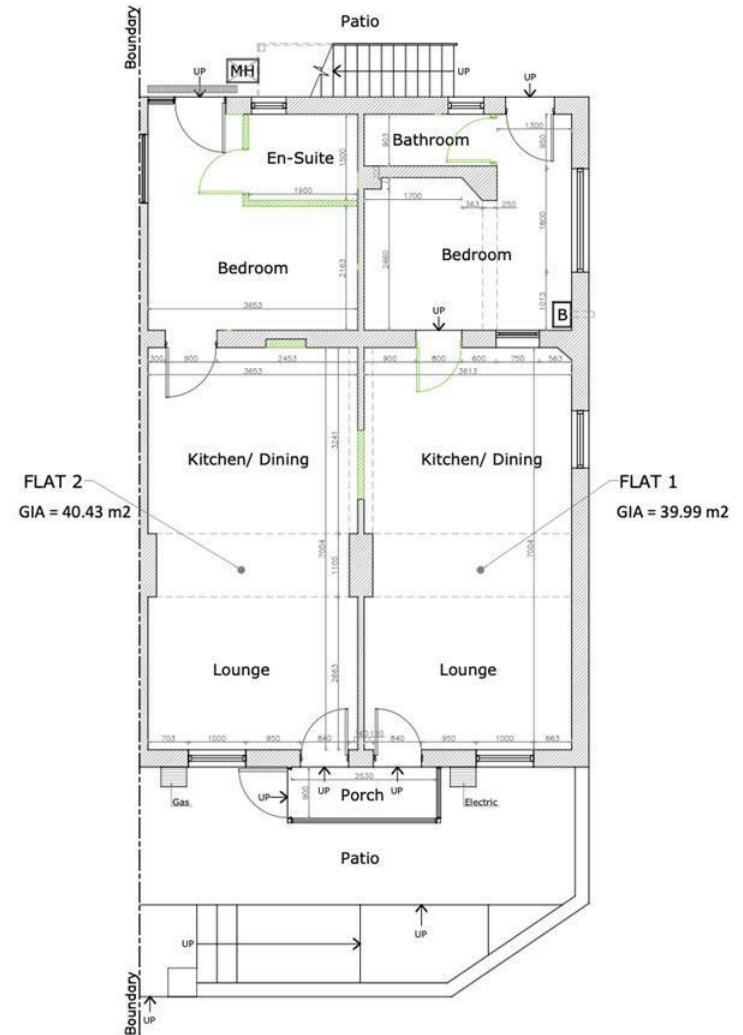




# Existing and Proposed Ground Floor Plans



**Floor Plan**  
**Approx. Gross Internal Floor Area 920 sq. ft / 85.48 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



## Proposed Ground Floor Plan

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



# Existing First Floor Plans



**GROUND FLOOR**  
351 sq.ft. (32.6 sq.m.) approx.



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**WARNING**  
ELECTRICITY  
CONTACT WITH LIVE WIRES OR EQUIPMENT  
IS DANGEROUS AND CAN BE FATAL  
DO NOT TOUCH ANY PART OF THE EQUIPMENT  
OR THE SURROUNDING AREA  
IF YOU ARE NOT A QUALIFIED ELECTRICIAN  
DO NOT ATTEMPT TO REPAIR OR MAINTAIN  
THE EQUIPMENT  
IF YOU ARE IN DOUBT CONTACT YOUR LOCAL  
ELECTRICITY SUPPLY COMPANY

**CCTV**  
IN USE

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