



78 Glebe Lane & Adjacent Building Plot, Maidstone, Kent, ME16 9BA
Offers In Excess Of £550,000

****DEVELOPMENT OPPORTUNITY****. No forward chain. A rare and exciting development opportunity situated in a very popular residential area within Barming. The immediate area has excellent local amenities with good shopping and educational facilities close by. The county town itself provides a wide range of shopping, educational and social facilities together with two mainline stations. There is convenient access to the M20 motorway from where there is fast travel to London and the Kent coastline.

The development opportunity provides for a detached house which is in more recent times been part commercial part residential and now has the benefit of full residential planning consent together with an adjoining building plot for a three bedroom detached house. Planning permission was granted in July 2022 for change of use of the commercial unit to habitable space, associated with existing residential dwelling and erection of a detached three bedroom dwelling with demolition of the existing detached garage. The application reference is 22/502583/FULL. Copies of the plans and planning decision are available at the agent's King Street office. EPC rating: See agent's note. Tenure: Freehold. Council Tax Band: C. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Entrance door to ...

Entrance Hall: 9'4 7'5 (2.84m x 2.26m)

Staircase to first floor.

Lounge: 15' x 11'2 (4.57m x 3.40m)

Glazed double doors opening to the garden. Glazed panelled door opening to ...

Study: 9'x 7'10 (2.74mx 2.39m)

Window to the rear elevation.

Kitchen: 8'4 x 7'5 (2.54m x 2.26m)

Double aspect room with work surface with cupboards and drawers under. Range of wall cupboards. Built in understairs cupboard. Potterton gas fired boiler serving central heating and domestic hot water.

Office 1: 18'11 x 11'11 (5.77m x 3.63m)

Window to the front elevation.

Office 2: 14'5 x 7'10 (4.39m x 2.39m)

Window to the front elevation.

Second Kitchen: 14'7 x 11'9 (4.45m x 3.58m)

Work surface with cupboard and drawers under. Inset sink unit. Wall cupboard. Worcester gas fired boiler serving central heating and domestic hot water for the former commercial unit.

Separate WC

Low-level WC. Wash hand basin.

FIRST FLOOR:

Split Level Landing

Window to the side elevation. Access to roof space.

Bedroom 1: 14'10 x 11'10 (4.52m x 3.61m)

Double aspect room with windows to front and side elevations. Built in cupboard.

Bedroom 2: 11'3 x 9'3 (3.43m x 2.82m)

Window to the rear elevation. Built in cupboards.

Bedroom 3: 11'10 x 7'5 (3.61m x 2.26m)

Double aspect room with windows to front and side elevations.

Bathroom

Panelled bath with mixer tap and shower attachment. Wash hand basin. Part tiled walls. Window to the rear elevation.

Separate WC

Low-level WC.

EXTERNALLY:

There is a very substantial parking forecourt to the front of the property with a detached garage. Good sized garden to the rear.

PROPOSED NEW DETACHED HOUSE

To provide:

GROUND FLOOR:

Living Room

Kitchen

Cloakroom

FIRST FLOOR

Three Bedrooms

Bathroom

VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

AGENT'S NOTE

The energy efficient rating for this property has been assessed as 104 | E. Please contact Page & Wells for a full copy of the EPC report.

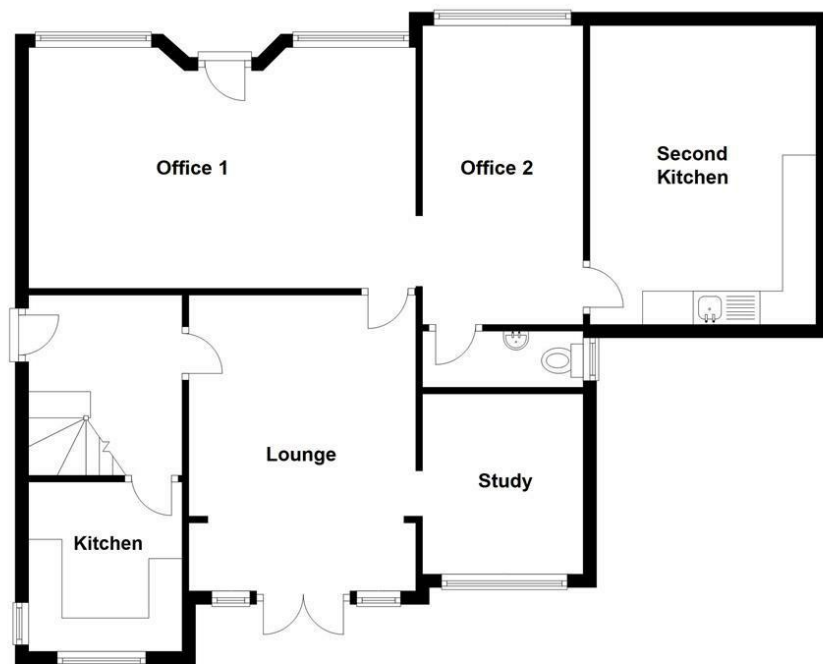
DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road and proceed to Barming. At the traffic lights turn left into Farleigh Lane, continue down before turning right into Glebe Lane where the property will be found on the left hand side.

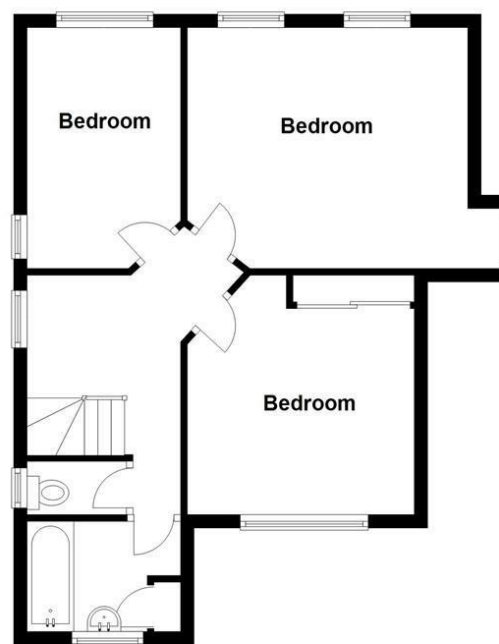
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



Total area: approx. 1449.2 sq. feet

