



LODGE FARM BUILDING PLOT
GOUDHURST ROAD | MARDEN | KENT | TN12 9NW
Guide Price £375,000



**Lambert
& Foster**

LODGE FARM BUILDING PLOT, GOUDHURST ROAD, MARDEN, KENT, TN12 9NW

An opportunity to purchase an individual building plot in a convenient location on the edge of Marden village, with Planning Permission for the demolition of the existing barn and construction of a detached, four bedroom dwelling on a plot extending to 0.36 acres (0.15 hectares).

MARDEN RAILWAY STATION 0.7 MILES | STAPLEHURST 3.8 MILES | MAIDSTONE 8.6 MILES



Ground Floor Plan (109 sq.m.)



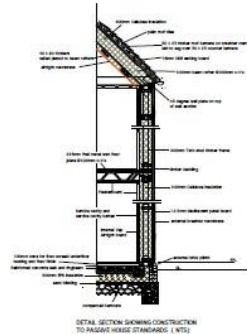
First Floor Plan (109 sq.m.)



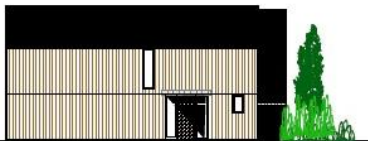
Rear Elevation



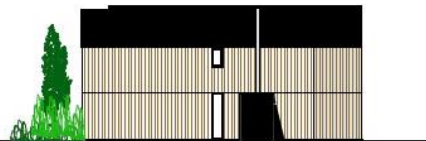
Front Elevation



DETAIL SECTION SHOWING CONSTRUCTION TO PASSIVHAUS STANDARDS (1475)



Side North Elevation



Side South Elevation

DESCRIPTION

Located within the village of Marden, the single building plot extends to approximately 0.36 acres (0.15 hectares) with planning consent (granted for 3 years) for the demolition of the existing barn and the construction of a detached, twin gabled, two storey property of approximately 218m² (2,346 sq ft).

The proposed accommodation comprises an entrance hallway, open plan kitchen/diner/family area, living room, cloakroom, utility room and shower room. The first floor accommodation comprises 4 double bedrooms (1 en suite) and a bathroom. Planning allows for the landscaping of the plot to incorporate a garden and parking area.

The vendors have obtained a quotation for the demolition of the existing building which is available on request.

PLANNING

Planning Permission was granted by Maidstone Borough Council, reference 20/504096/FULL on 4th December 2020 for the Demolition of existing agricultural barn and erection of 1no. detached dwelling, to be built to Passivhaus standards. The consent was granted subject to conditions, for a period of 3 years.

Subsequently, a Certificate of Lawful Development has been granted by Maidstone Borough Council Reference 23/502035/LAWPRO to establish that planning permission 20/504096/FULL has been implemented, and that the remainder of the development may be lawfully completed.

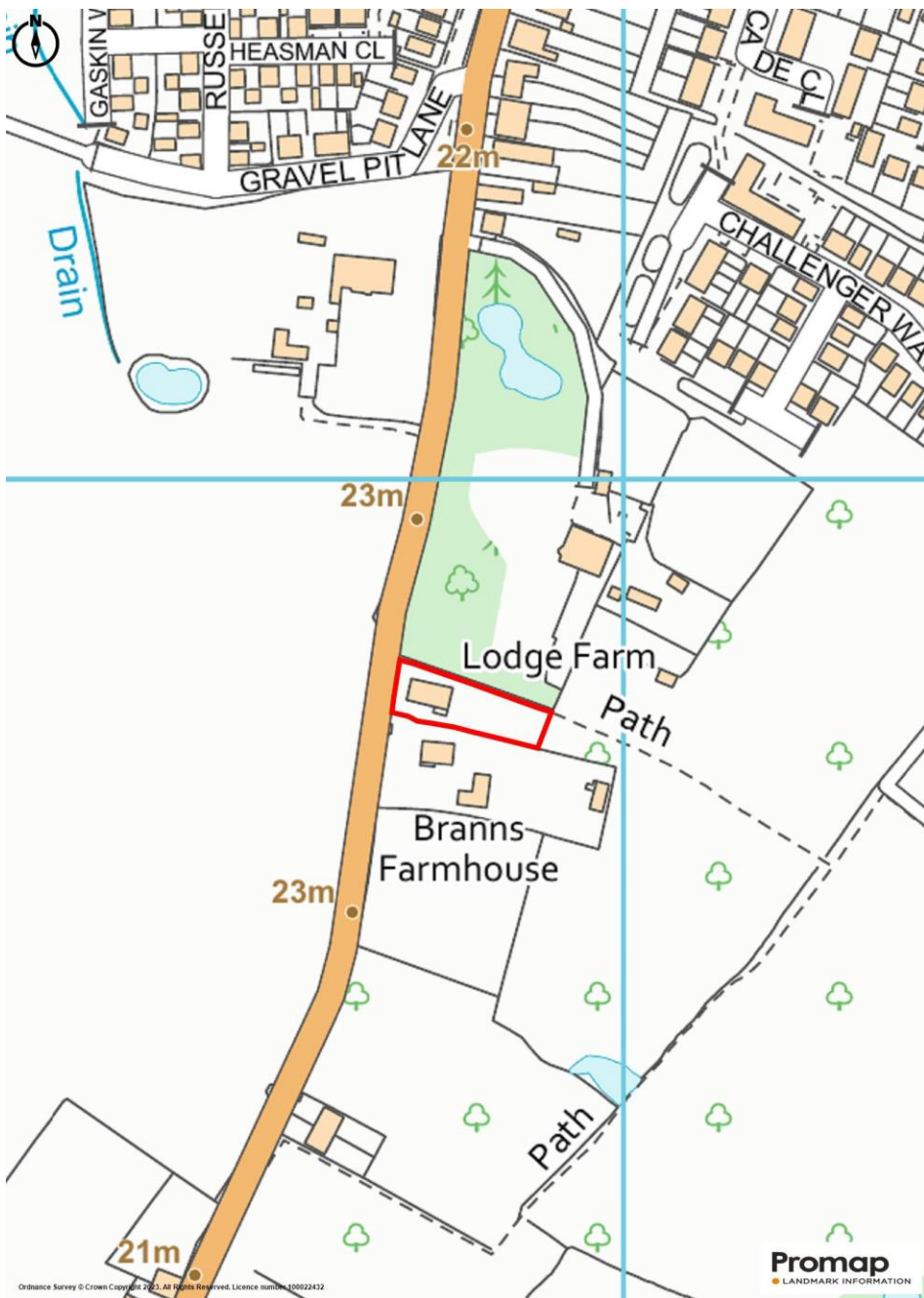
Copies of the planning approvals/applications are available on request.

PUBLIC RIGHTS OF WAY

A public footpath (0168/KM282/1) crosses the edge of the land from the western to the eastern boundaries. Please refer to the Kent County Council Interactive Map for further details.

TENURE

The land is offered freehold with Vacant Possession.



DIRECTIONS

The nearest postcode to the property is TN12 9NW. From Marden village centre, head West on the B2097 towards Pattenden Lane, then continue to follow the B2097 (West End/Goudhurst Road) for approximately 0.6 miles where the entrance to Lodge Farm Plot can be found on the left hand side.

METHOD OF SALE

The land is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

SERVICES

No services are currently connected to the land. Prospective purchasers should rely on their own enquiries with regards to local availability of any further service connections.

MINERAL, SPORT & TIMBER RIGHTS

Included in the freehold sale.

LOCAL AUTHORITY

Maidstone Borough Council, Maidstone House, King Street, Maidstone, ME15 6JQ.
Tel: 01622 602000.

The development is potentially liable for CIL payment.

WHAT3WORDS

Using the What3Words app, access to the land is located at cages.forms.scoop.

VIEWING

Externally at any reasonable time during daylight hours, having notified the selling agents Paddock Wood office on 01892 832325, option 3. Those viewing, should take all reasonable steps to ensure their health and safety whilst on site. Contact Amelia Rogers for further information.

MONEY LAUNDERING

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



Lambert & Foster



RICS



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