

245 ROBIN HOOD LANE
BLUEBELL HILL, CHATHAM, KENT ME5 9QU

EST 1900

Lambert & Foster

GILLINGHAM RAILWAY STATION 6.2 MILES | EBBSFLEET INTERNATIONAL STATION 13 MILES | MAIDSTONE TOWN CENTRE 5.4 MILES

245 ROBIN HOOD LANE, BLUEBELL HILL, CHATHAM, KENT ME5 9QU

A development plot with planning permission for a detached 4 bedroom house in a popular location with excellent road and rail transport connections.

GUIDE PRICE £250,0000 FREEHOLD



DESCRIPTION

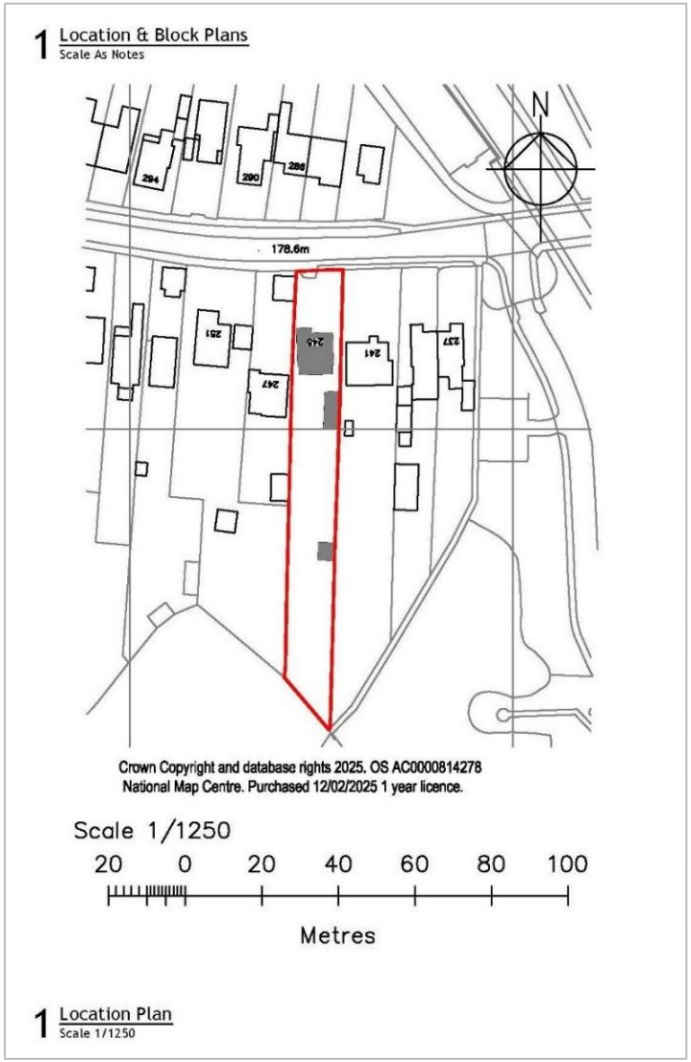
The plot is located at 245 Robin Hood Lane in Bluebell Hill, a no through road within the village, midway between Maidstone and the Medway towns. The vacant plot benefits from planning permission granted, subject to conditions, by Tonbridge & Malling Council on the 26th September 2025, ref 25/00545/PA. The rectangular site has a long rear garden, and the approved dwelling offers accommodation on two storeys:-

Ground floor hallway to study, living room, utility, wc and cloakroom and L shaped open plan kitchen/dining room and family room.

Stairs lead to a first floor landing with 4 bedrooms, 2 with en suite facilities and a family bathroom. 2 of the bedrooms have Juliet balconies.

Floor areas scaled from the approved plans extend to approximately 2,271 sq ft/211 m².

Outside there is permission for a detached garage block.



DATA PACK: A data pack with aweb link to the relevant planning documents is available on request.

DIRECTIONS: The postcode of the property is ME5 9QU.

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.

VIEWING: By appointment only with Paddock Wood office on 1892 832325 Option 3. Those viewing should take all reasonable steps to ensure their health and safety whilst on site. Contact Alan Mummery or Antonia Mattinson for further information.

WHAT3WORDS: ///jetting.laces.eternity

TENURE: Freehold with Vacant Possession.

NOTE: The purchase price will include the bricks brought onto site for the construction of the garage (cost £14,000).

SERVICES & UTILITIES: Mains water, Gas ,Mains drainage and electricity are adjacent or on the site.

BROADBAND & MOBILE COVERAGE:
(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY: Tonbridge & Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling ME19 4LZ. Tel: 01732 844522.

FLOOD & EROSION RISK: Property flood history: None Rivers and the sea: None Surface Water: None Reservoirs: None Groundwater: None
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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.

MONEY LAUNDERING REGULATION: 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. AML search fees will apply.



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