



Lambert & Foster



For identification purposes only

BUILDING PLOT ADJACENT PECKHAM FARM

ULCOMBE ROAD | HEADCORN | KENT | TN27 9JX

A fine single building plot extending to approximately 1 acre, with full planning consent granted for the construction of a single storey contemporary styled, 4/5 bedroom residence extending to approximately 3294 ft² (306 m²), all occupying a favoured semi rural location, approximately 1 mile from Headcorn village.

Guide Price £575,000

FREEHOLD



CGI Elevations

BUILDING PLOT ADJACENT PECKHAM FARM

ULCOMBE ROAD | HEADCORN | KENT | TN27 9JX

A semi rural single building plot extending to approximately 1 acre with full planning consent granted under application reference 20/501835/FULL on 25 June 2020 (granted for three years) for the construction of a significant single storey contemporary styled residence of approximately 3294 ft² (306 m²). The proposed accommodation comprises 4 double bedrooms with en suite facilities, kitchen/dining area, sitting room, cloakroom and a utility room.

The plot is approached initially, via shared driveway, leading onto private parking with the main area of garden position to the rear of the new building, including a natural pond and wooded copse, which adjoins fields.

The location is semi rural, yet not isolated with immediate neighbours, positioned 1.1 miles from Headcorn village, providing good, everyday amenities including Sainsbury's local and Costa coffee shop. The mainline station within the village provides fast and frequent services to London, Charing Cross approximately 65 minutes. The County town of Maidstone, providing a comprehensive range of amenities is 11 miles distance. The M20 motorway network is located at Leeds village approximately 8 miles distance.



- A single building plot extending to approximately 1 acre
- Full planning consent granted for the construction of a detached single storey residence of approximately 3294 ft² (306 m²)
- Approved accommodation; 4 double bedrooms with en suite facilities, kitchen/dining area, sitting room, cloakroom and a utility room.
- Parking and garden
- Headcorn mainline station 1.5 miles
- M20 connection at Leeds village 8 miles
- County town of Maidstone 11 miles

DIRECTIONS

From the Mace stores, Headcorn, Kings Road, follow the Ulcombe Road for exactly 1.1 miles and the entrance to the building plot is the driveway immediately between the oast house and Peckham Farmhouse.

GENERAL

Tenure: Freehold

Services: The purchaser should make their own enquiries as to the suitability and availability of local service connections

Local authority: Maidstone Borough Council
<https://maidstone.gov.uk/>

Council tax: N/A

EPC: N/A

VIEWING

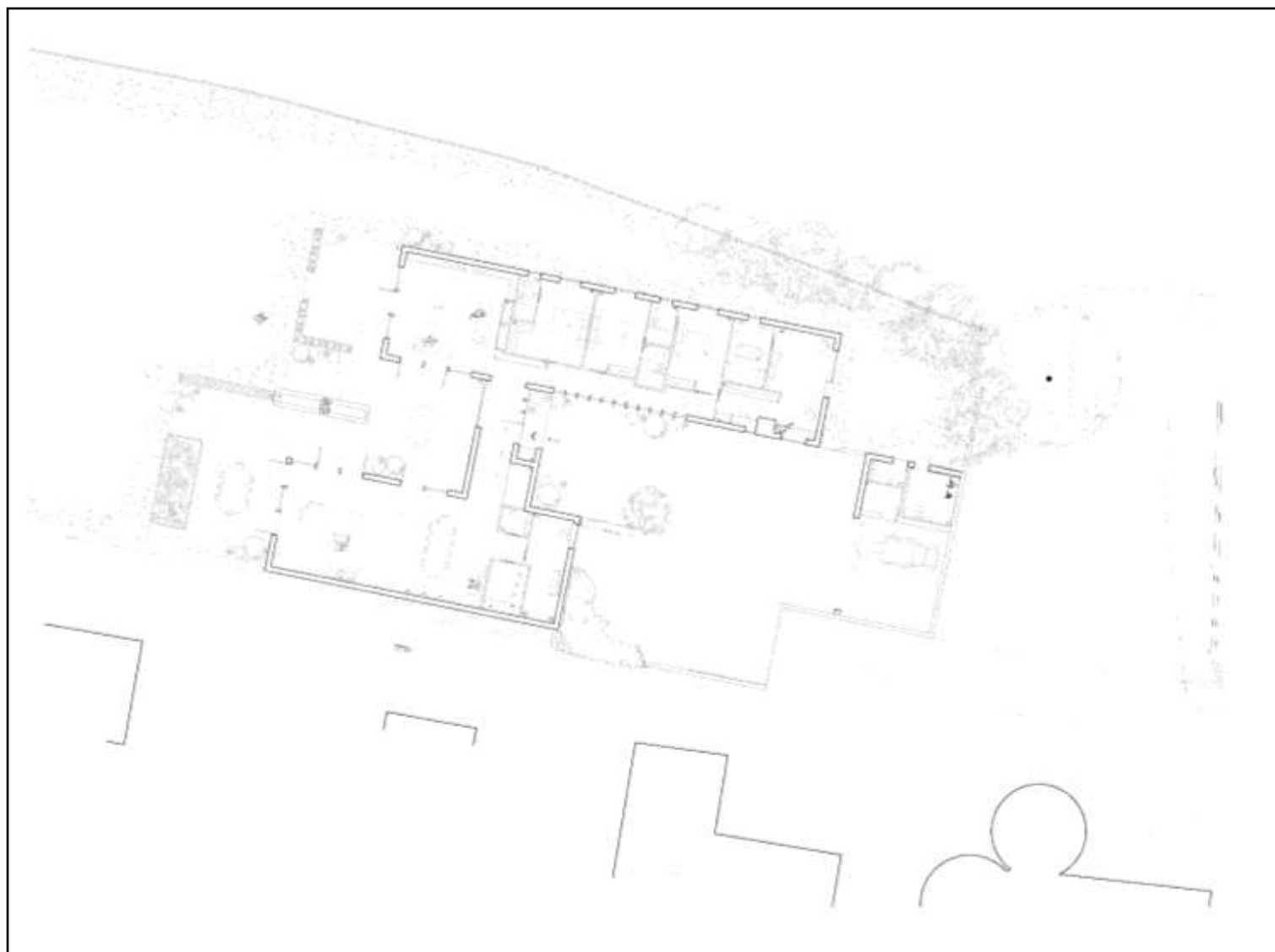
Strictly appointment only.

Cranbrook Office: 01580 712888.

Agents Note: A public footpath runs along the southern boundary

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



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