

Rural Cottage ideal for Redevelopment

Perfect for Self Builders or Small Developers

This 2/3 bedroom detached cottage requires refurbishment or possibly demolition and redevelopment of a new larger dwelling set back from the road or a pair of new dwellings (all subject to planning permission).



For Illustrative Purposes Only



Shant Cottage

OIEO £300,000

**Grain Road
Lower Stoke
Rochester, ME3 9RF**

For Sale

Location

Shant Cottage is located on the Hoo Peninsula just east of the small village of Lower Stoke. Lower Stoke provides a small range of local services including a newsagent, post office and public house. A full range of shops and services can be found in the Medway Towns around eight miles to the south west.

Strood station is around eight miles to the south west and offers regular services to London including a direct High Speed service to London St Pancras with a journey time of around 35 minutes.

Junction 1 of the M2 motorway is around 10 miles to the south west and offers direct links to the M25 to the west and the Kent coast to the east.

Site Description

The site extends to c. 0.13 ha (0.31 acres) in size. It is rectangular in shape and generally level. It is understood it was former petrol filling station but has been a private dwelling and garden for many years. To the north is the A228 Grain Road beyond which are open fields. There are open fields to the south and west and to the east is an area of open storage with a few single storey structures.

Shant Cottage is a two storey structure that sits on the roadside at the north eastern boundary of the site. The GIA is c. 128.8 m² (c. 1,385 sqft) (this will require clarification and formal measurement). The property is accessed through a porch/lean to at the rear and has an open plan layout on the ground floor with a relatively modern kitchen that opens to a dining area that leads around to a living room area. Off the Living room area is an ante-room with a brick fireplace and doorway leading to a bathroom with separate shower. Another doorway off the ante-room leads to a steep set of stairs up to a bedroom that in turn leads to a further two rooms.

Further Information

Further information is available to download at www.rpclangandnewhomes.co.uk/land-for-sale.

Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity at the site in order to service any proposed development.

VAT

It is understood that VAT will not be applied to this transaction.

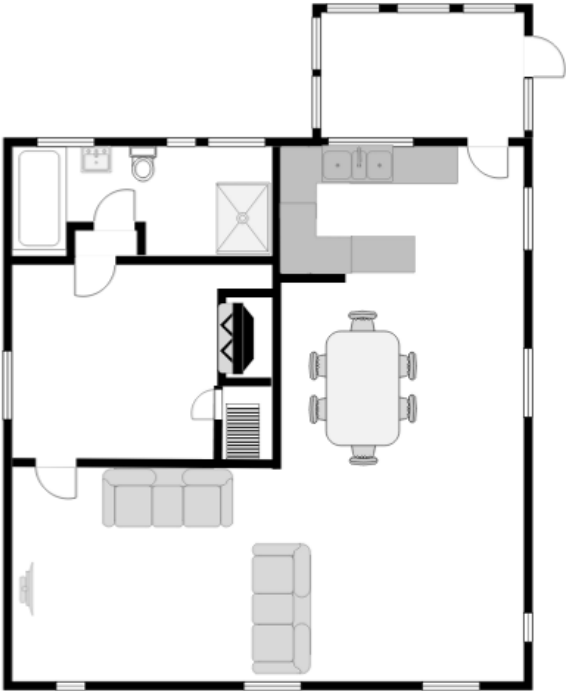
Viewing Arrangements

To undertake a viewing please contact Graeme Dowd on 01634 835900 or 07904 372142 to make the arrangements.

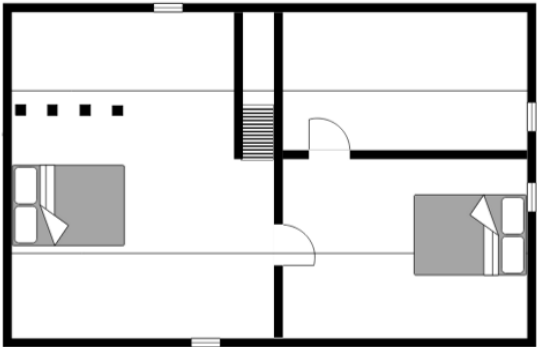


Floor Plans - For Illustrative Purposes Only

Photographs



Ground Floor



First Floor



Method of Sale

Offers are invited on unconditional (subject to contract) basis only by way of a private treaty.

We are seeking offers in the excess of **£300,000**.

All bids must be accompanied with evidence that funding is available to undertake the transaction as well as details of any technical due diligence you intend to undertaken prior to a exchange of contracts.

Agents Details

For further information please contact RPC Land & New Homes :

Graeme Dowd

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