



## POTENTIAL RESIDENTIAL DEVELOPMENT SITE WITHIN MAIDSTONE BOROUGH COUNCIL'S DESIGNATED URBAN AREA

Approx 0.12 Acre / 500 sqm

**FREEHOLD FOR SALE**

**SITE AT THE JUNCTION OF ASHFORD ROAD AND SQUARE HILL,  
MAIDSTONE, KENT ME14 5BH**

[www.harrisons.property](http://www.harrisons.property)

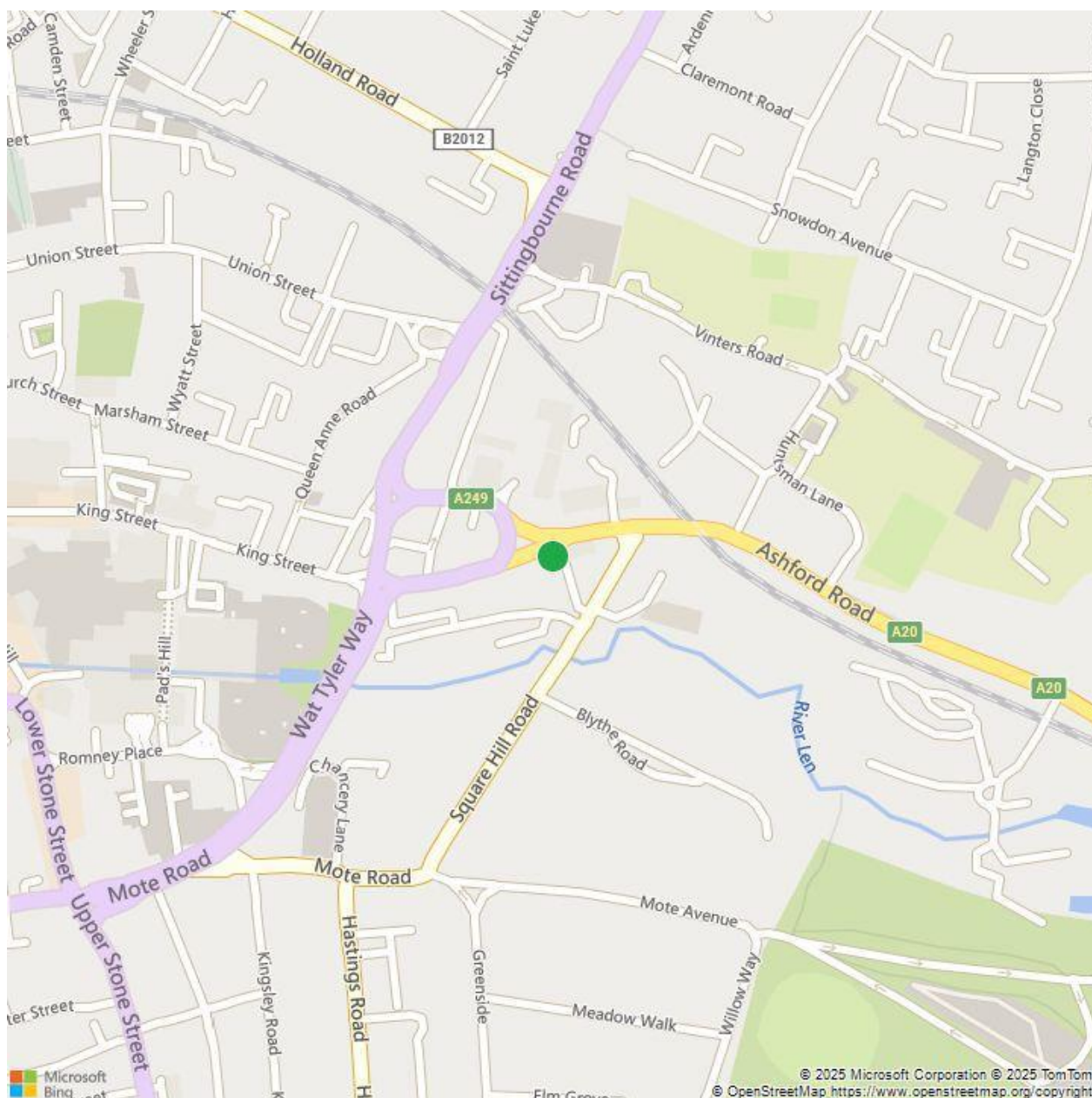
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS





## LOCATION:

The site is situated on the southern side of the Ashford Road (A20) approximately 0.4 mile to the east of Maidstone town centre between a terrace of houses to the west and the Texaco garage to the east. To the north of the A20 is the Haynes main Ford dealership. Vehicular access is from Square Hill, a road running south from the eastern boundary of the site.



## DESCRIPTION:

- Area edged red in aerial photograph is indicative only. Land to be sold is that registered with the Land Registry.
- Site almost square and level.
- Surfaced with asphalt and chippings.
- Previously developed with 6 terrace houses but demolished prior to 1968 and used as a car park since then.

## LAND REGISTRY:

The land to be sold is registered with the Land Registry Title Number K434924

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## PLANNING:

- Previously developed with 6 terrace houses but demolished prior to 1968 and used as a car park since then.
- Within Maidstone Borough Councils designated Urban Area.
- Local Plan Review 2021-2028 (2024) (LPRSP2) designates the Urban Area as a sustainable location and a key focus for new development.
- No planning applications recorded for this site.
- Other residential planning applications in the vicinity show that the principle of residential development is well established and supported by Maidstone BC.
- It is the responsibility of the purchaser to satisfy themselves as to the planning situation with regard to the site.
- No Listed Building or Heritage Assets on site or in the immediate vicinity.
- Not within the boundary or setting of of a Conservation Area.
- Flood Zone 1 (minimum risk in Environment Agency flood risk map).

## TENURE:

Freehold with vacant possession.

## SERVICES:

Although there are no services on site, it is anticipated that all mains services will be nearby.

Prospective applicants should, however, make their own enquiries and satisfy themselves as to the availability for their own use.

## EPC:

No EPC is required as there are no buildings on the site.

## BUSINESS RATES:

Description: Details awaited.

Rateable Value:

UBR in £: 49.9p

Rates Payable:

Please note that interested parties are advised to make their own enquiries of Maidstone Borough Council Rates Department (01622 602230) or by email at [businessrates@midkent.gov.uk](mailto:businessrates@midkent.gov.uk) to ascertain the precise rates payable.

## BASIS OF SALE:

Offers are sought on a private treaty basis both on an unconditional and subject to planning basis.

## PRICE:

Offers are invited in excess of £600,000.

## VAT:

VAT is not payable in addition to the sale price.

## LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

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## VIEWING:

The site can be viewed from the public highway, however, as the site is currently occupied during the day, on-site viewing must be arranged with Harrisons.

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**IMPORTANT NOTICE** Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

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