

0 Bedroom Land located in Sittingbourne

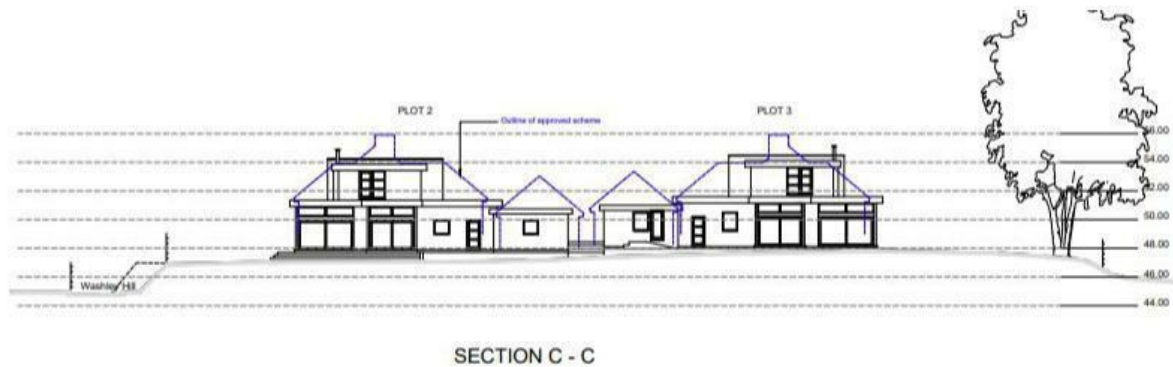
We are pleased to present an exceptional opportunity to acquire a substantial parcel of land located in the picturesque village of Hearts Delight, Borden, Sittingbourne. Spanning an impressive 59,415 square feet, this site is primed for development, having received planning permission for the demolition of an existing bungalow and garage, paving the way for the construction of six modern four-bedroom houses, complete with garages and parking facilities.

The planning application, approved in August 2022 (reference 21/505544/FULL), outlines a comprehensive development plan that includes the widening of Washley Hill, the creation of a pedestrian footpath from Hearts Delight Road, and the establishment of a new vehicular access point. Additionally, the project incorporates wildlife enhancements, ensuring a harmonious blend with the surrounding environment.

With a total area of 1.364 acres, the estimated gross development value (GDV) for this project is approximately £5.7 to £6 million. The seller has diligently addressed all conditions and is currently in the process of designing the necessary drainage systems. The estimated build cost is around £350,000 per unit, with an additional £100,000 allocated for the access road.

Borden, situated in the heart of Kent, is renowned for its rural charm and strong community spirit. The village offers excellent transport links, making it an attractive option for families and professionals alike. With easy access to the A249, M2, and M20 motorways, as well as direct rail services to London Victoria and St Pancras in under an hour, Borden is well-positioned for those seeking a peaceful lifestyle without sacrificing connectivity.

Proposed Site Sections Plans



Council Tax Band

E

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.