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**LAND AT BLIND LANE, BREDHURST,  
GILLINGHAM, KENT ME7 3JR**



# LAND AT BLIND LANE, BREDHURST, GILLINGHAM, KENT ME7 3JR

## RESIDENTIAL DEVELOPMENT SITE

Outline Planning Permission granted for 4 houses in a popular village location in Bredhurst with convenient access to Maidstone and the Medway Towns



**DESCRIPTION:** The site is accessed from Blind Lane, a no through road with ribbon residential development. Formerly used as a commercial yard, it is accessed over a shared driveway with an adjacent dwelling No. 3 Blind Lane. The site is rectangular in shape, extending in all to some 0.89 acres (0.36 hectares) and the westerly half has a hard surface with a small range of commercial buildings which will be required to be demolished. The eastern part of the site shown as garden land is open pasture. The site borders residential development on its west and northern boundaries.

**PLANNING:** Outline (appearance, landscaping, layout and scale not reserved) planning consent was granted for the demolition of existing buildings and the construction of 4 chalet bungalows by Maidstone Borough Council on 4th February 2016 (15/505317/OUT). The planning is subject to conditions noted on the Decision Notice. The development proposals, although an outline planning permission, an indicative layout drawing was included within the application which shows 3 detached 4 bed chalet bungalows, 2 of which will have detached garages, and interpreting from the architect's sketch scheme, the footprints (assumed gross external area) of each unit is as follows:

**SERVICES:** Prospective purchasers are advised to rely on their own enquiries with the relevant authorities to ensure availability and capacity of the site to service the approved development.

3 phase electricity, mains water and telephone are connected to the site. A new water main and mains drainage serve the locality.

**ADDITIONAL INFORMATION:** The planning application was carried out by Bloomfields Chartered Town Planners and copies of the approved consent and relevant correspondence are available from Lambert and Foster's website [www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk). The following information is available:

**VIEWING:** Strictly by appointment with the Agents' Paddock Wood Office on 01892 832325.

**SUMMARY:** This former commercial premises has been granted Planning Permission by the Maidstone Borough Council for 4 individual detached residential dwellings.

**LOCATION:** The site is located approximately 2 miles west of Junction 4 of the M2 motorway with its onward connections to the M25 and national motorway network. The site offers easy access to the Medway towns to the north and some 6.5 miles north of Maidstone town centre with its full range of educational, retail and leisure facilities. The fast mainline rail service to London St. Pancras is available at Ebbsfleet some 18 miles to the west. Mainline railway stations are available with connections to central London stations at Rainham some 3.4 miles to the north east with regular trains to central London in less than an hour.

Unit	Beds	No of storeys	Approx Floor Area	
			M <sup>2</sup>	Ft <sup>2</sup>
1	4	2	211	2279
2	4	2	237	2554
3	4	2	237	2554
4	4	2	211	2279

Note: Units 3 and 4 have detached garaging

**NOTES:**

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ALL BUILDING WORKS SHALL CONFORM WITH THE CURRENT BUILDING REGULATIONS, THE RELEVANT BUILDING STANDARDS, CODES OF PRACTICE AND ALL RELEVANT STATUTORY REGULATIONS. ALL MATERIALS AND WORKMANSHIP SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH RELEVANT BRITISH STANDARDS AND MANUFACTURERS SPECIFICATIONS.

ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

ALL ELECTRICAL WORKS TO COMPLY WITH CURRENT IEE REGULATIONS.

SEE ALSO RELEVANT DRAWINGS FROM ANY SPECIALIST WORK OR STRUCTURAL DETAILS.

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PLEASE NOTE THAT PLANS ARE DRAWN TO THE SCALE SPECIFIED AND CAN BE SCALED FOR PLANNING PURPOSES ONLY.

MARK BILDEN LTD TRADING AS MSD ARCHITECTS



SITE PLAN 1:200 @A1

BLOCK PLAN 1:500 @A1

LOCATION PLAN 1:1250 @A1



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**PROJECT:**  
 RESIDENTIAL DEVELOPMENT  
 3 BLIND LANE  
 BREDHURST

SCALE 1:1250, 1:200 & 1:500 @ A1  
 PROPOSE SITE LAYOUT

PURPOSE: PRELIMINARY  
 DATE: MAY 15 DWG NO. 124C SK02

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ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE  
 SUBJECT TO PLANNING & BUILDING CONTROL APPROVAL

**ADDITIONAL  
 INFORMATION**

**PRELIMINARY ISSUE**

RESIDENTIAL DEVELOPMENT 3 BLIND LANE BREDHURST

Rec'd 22.07.15





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