

Unconditional or STP Offers Invited



Site Area Approx.
4.575 Hectares
(11.3 Acres)

Boughton Mount, Boughton Monchelsea, Kent ME17 4NA



Description

Site area: 4.575 Hectares (11.3 Acres)

Developable Area: 1.8 Hectares (4.44 Acres)

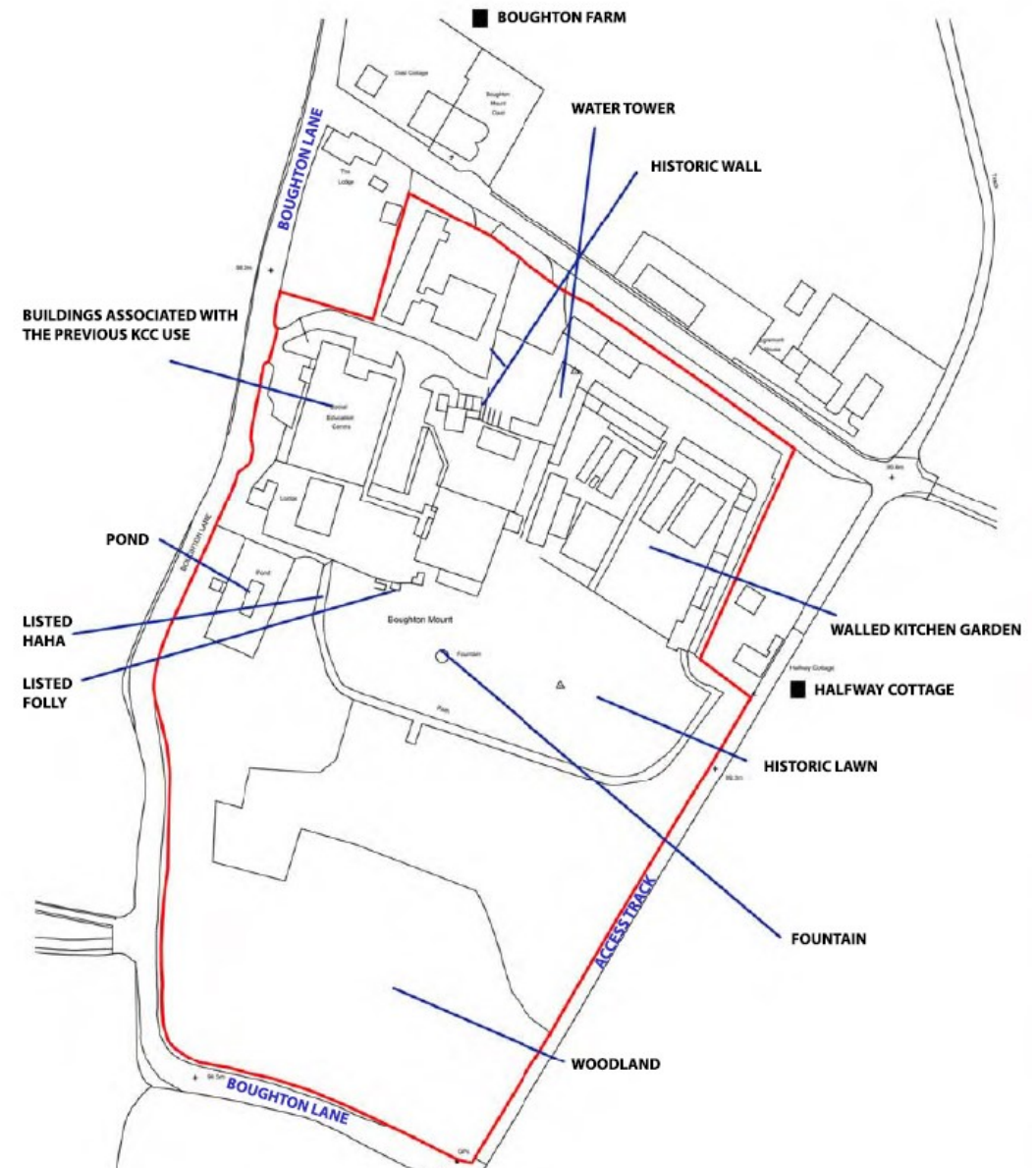
Registered Titles : K964879 and K180722

The site comprises a former special education and training facility known as Boughton Mount. The facility has been closed since 2009, and has since fallen in to disrepair. The buildings associated with the previous use are in poor condition and unsuitable for re-use.

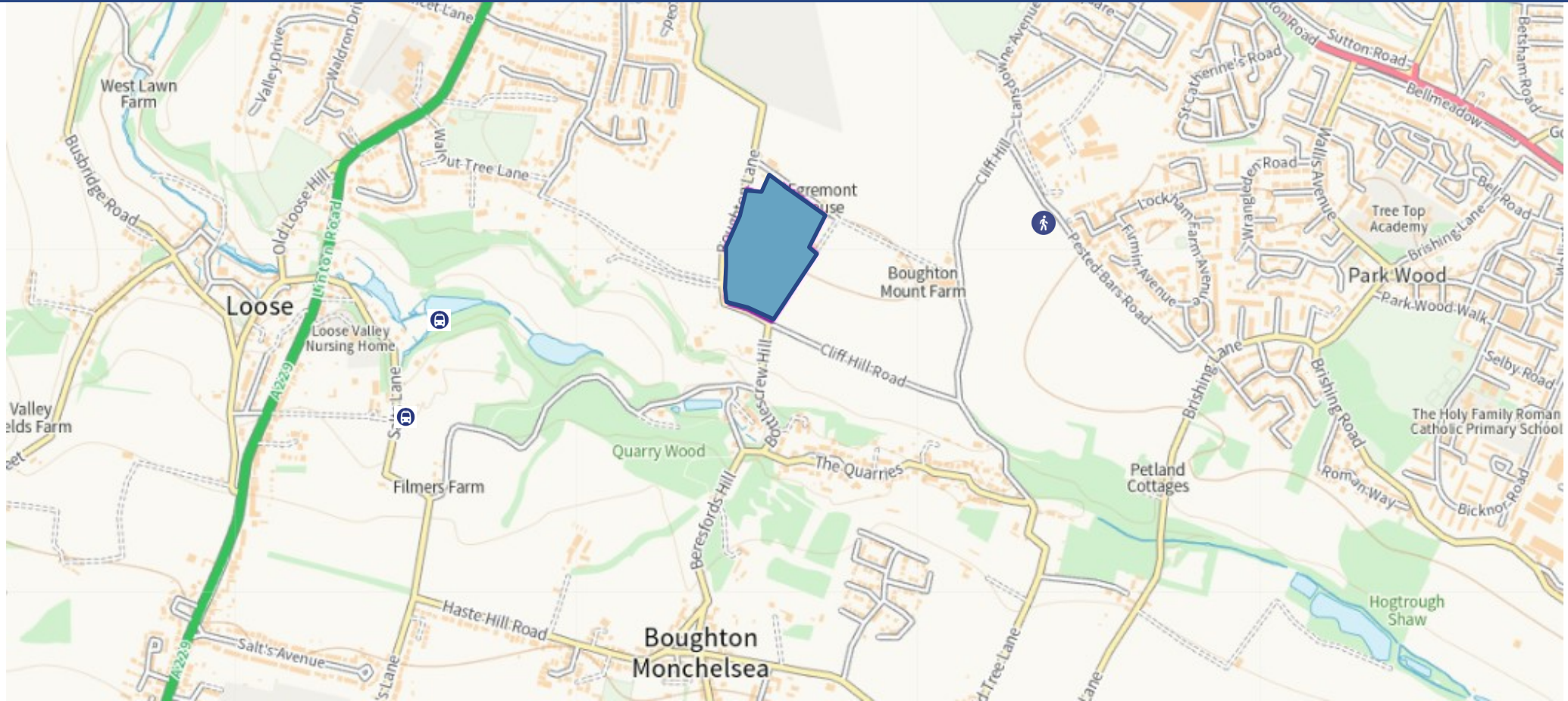
The site is split in to two respective parts, with the north half of the site accommodating the built form and the southern half a heavily wooded area.

Historically the site accommodated a former mansion called Boughton Mount which we understand was destroyed in a fire. The grounds still contain evidence of this past, with the walled gardens on the east and the Grade II Listed Ha Ha and Folly.

The information in the data room includes a historical feasibility document that provides further detail and context to the buildings on site as well as the former mansion.



Location



Boughton Monchelsea Village is 0.8 miles south of the site, with Loose Village 1 mile West and Coxheath 2.2 miles South West. Maidstone Town cen-



The closest station is Maidstone West (2.7 miles) that offers highspeed services to London St Pancras via Strood



There are regular bus services running to Maidstone along the A229, with the closest stop approximately 0.7 miles away

Planning & Development



Local Authority: Maidstone Borough Council

- The site benefits from an Allocation in the recently adopted Maidstone Local Plan (dated 20/03/2024), under Policy H1(52)
- The allocation stipulates that all development must be situated north of the Ha-Ha and Folly, excluding the area of the existing pond. Any development must include the restoration and retention of the Ha-Ha, Folly, Water Tower and Barn, the walls surrounding the former walled garden and other rag-stone walls within the site. Full details of the allocation are included in the data pack.
- Any application for development must be accompanied by a detailed heritage and archaeological impact assessment, addressing the retention of the listed assets.
- The Ha Ha with footbridge and the Folley are the two Grade Listed assets on site, details of the Historic England listings are included in the data pack.
- The layout plan to the left forms part of the historic feasibility work carried out on the site in 2018/19.

Further Information

The site is being sold Freehold

VAT is not payable on the purchase.

Please click the below link for the data room

Data Room: [Boughton Mount](#)

All Enquiries Invited for whole or part of the site

The site is being offered for sale by way of an informal tender process. Offers are sought for the freehold, either on an unconditional or subject to planning basis.

Viewings

External viewings can be arranged by appointment only.

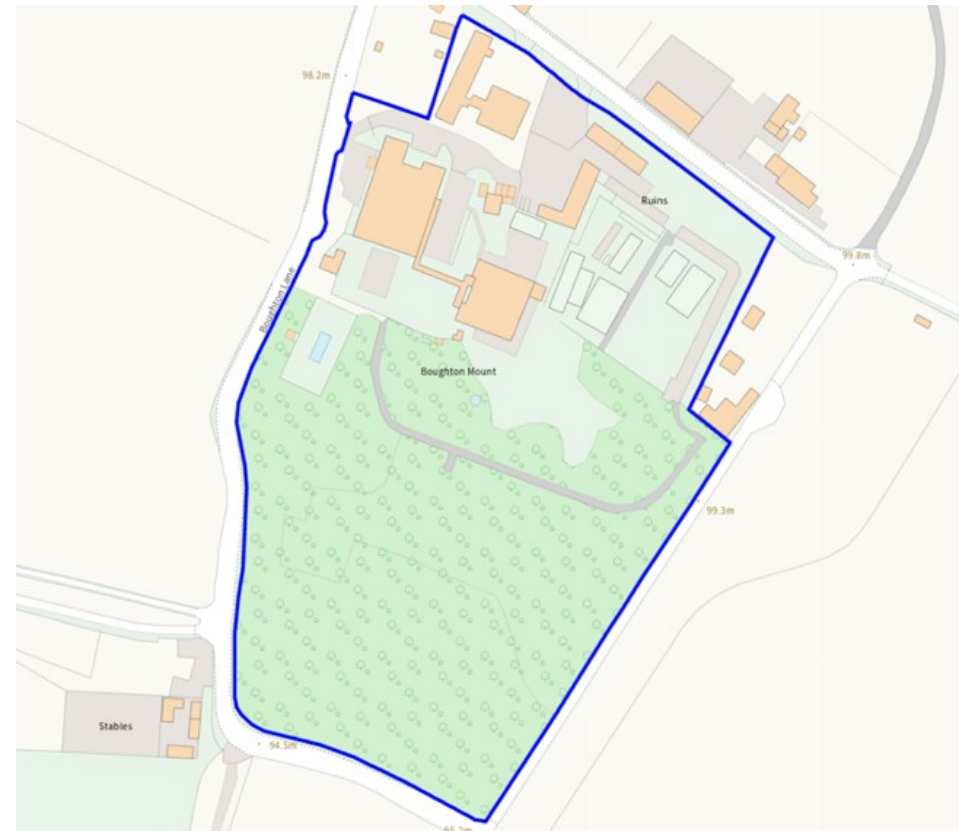
Contact Details

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NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.

