

RAFFERTY & PICKARD

£400,000

LAND ADJ TO SCARBOROUGH LANE, BURHAM, ROCHESTER, KENT, ME1 3RD

About this home.....

Calling all developers or self-builders!

An exciting opportunity to acquire a development site for two individually designed detached homes, available either as a whole or as two individual building plots if of interest to two separate self-builders.

Extending to just over a third of an acre (TBV), the site is positioned behind Scarborough Farm on the rural outskirts of Burham village. Its elevated setting should provide attractive views across the Medway Valley and towards the North Downs.

Planning permission was previously granted for the development and subsequently lapsed. A fresh planning application has now been submitted to reinstate the proposed scheme under planning ref: 26/01817/FL

The design combines a contemporary architectural approach, including generous areas of glazing, with traditional materials intended to complement the surrounding rural landscape and neighbouring buildings.

Each proposed property benefits from two allocated parking spaces together with additional visitor parking.

Offers are invited for the entire site or for either plot individually.

The Location.....

Burham village boasts a strong sense of community. It's common to see horses from local stables on the roads and many people enjoying walks along the North Downs Way in the Kent Downs Area of Outstanding Natural Beauty.

For dining or a drink, the Butchers Block is just a 3-minute drive away, and nearby Aylesford village, a 5-minute drive, offers great options like The Hengist for cocktails and fine dining or The Little Gem for a pint of ale or cider.

The local Church of England primary school is rated 'Good' and there are several secondary schools, including grammar schools, in Maidstone (5 miles), Rochester (5.5 miles), and Aylesford (3.7 miles). Additionally, Rochester is home to The King's School, a highly regarded independent school.

Commuters have convenient access to the M2 and M20 via nearby Blue Bell Hill. London commuters can drive 15 miles (around 18 minutes) to Ebbsfleet station, where frequent high-speed trains to London St Pancras take as little as 19 minutes.











New Builds adj to Scarborough Lane



Approx. Gross Internal Floor Area 2817 sq. ft / 261.82 sq. m(Including Plot 2)

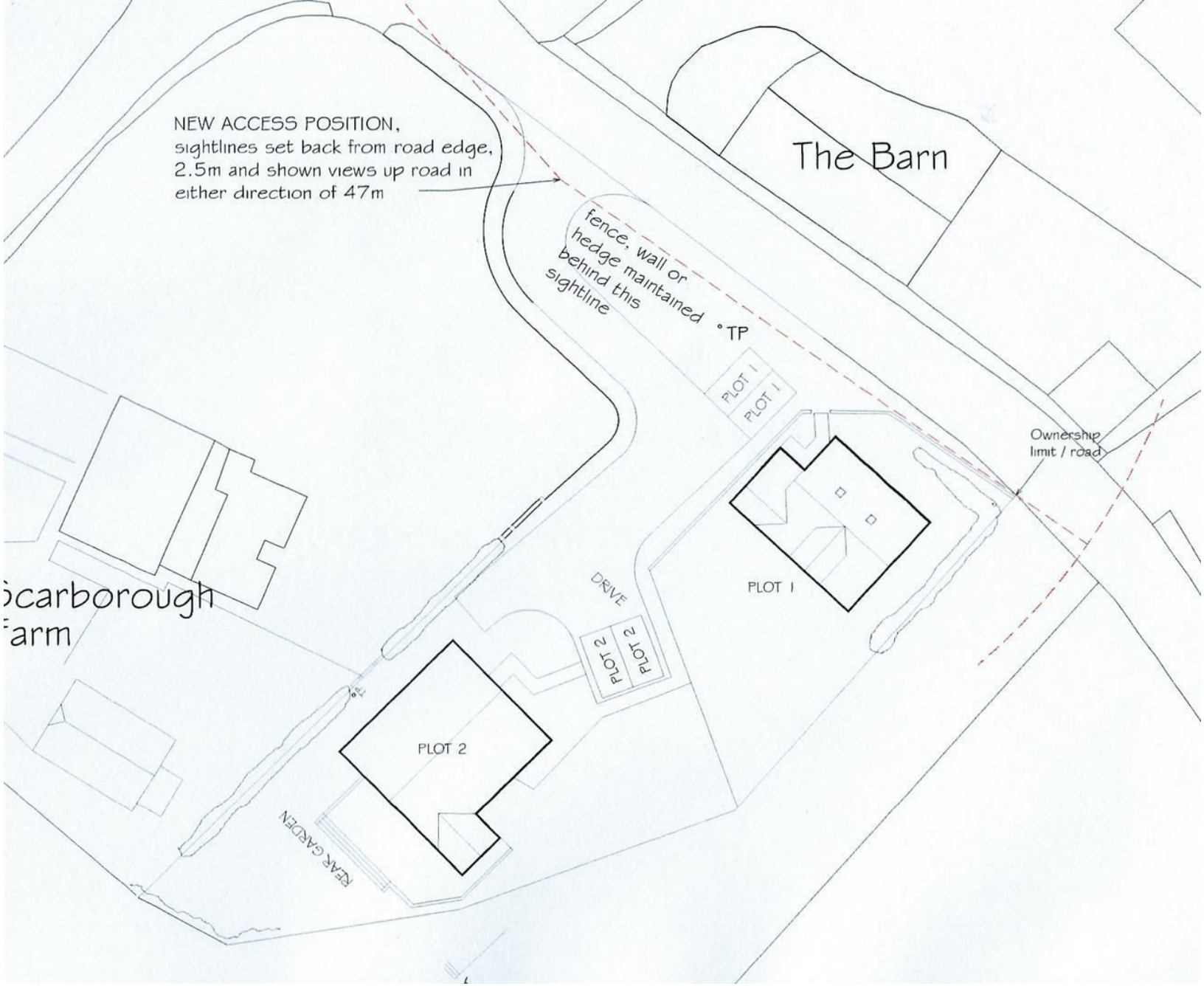
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor