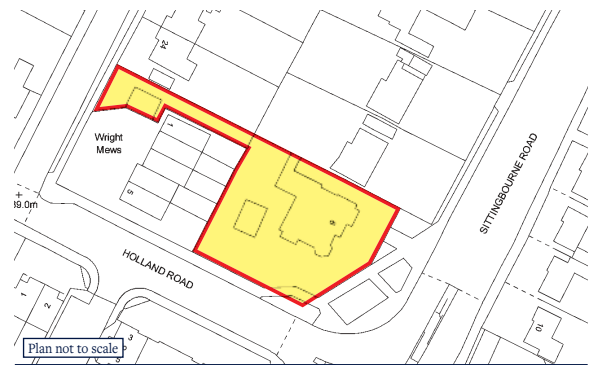


LOT  
75

## 9 Sittingbourne Road Maidstone, Kent ME14 5ET



Crown Copyright reserved.  
This plan is based upon the Ordnance Survey Map with the sanction  
of the Controller of H M Stationery Office.

An unmodernised detached former adult education centre (D1) of approximately 5,531 sq ft with outbuildings, on a site of approximately 0.33 acres situated in a prominent town centre location. **Vacant.**

### Tenure

Freehold.

### Location

- Maidstone is a popular Kent county town with a population of some 108,000
- The property is situated in a prominent residential location on the junction of Holland Road and Sittingbourne Road
- Shopping facilities are available locally and to a greater extent on the High Street, along with an excellent selection of cafés, bars and restaurants
- Recreational facilities are located at Vinters Park and Mote Park, which are both conveniently close by
- Nearby road communications are via the A249 leading to the M2, M20 and M25/M26



Maidstone East, Maidstone West, Maidstone Barracks

### Description

- A detached former adult education centre (D1 use)
- Requires modernisation
- Single storey brick built studio and temporary classroom in addition to main building
- Outside space ring fenced by brick wall
- Further potential subject to the usual consents

### Accommodation

- Adult Education Centre – 5,531 sq ft
- Outbuilding – 313 sq ft
- Site Area – 0.33 Acres

### Planning

- The Maidstone Borough Council local plan was adopted 25th October 2017 and identifies that approximately 1,846 new dwellings will be delivered in the Maidstone urban area
- A planning application for the 'Erection of six new dwellings and associated access following the demolition of the existing building on site' was refused on the 18th October 2016. The decision notice contained three reasons for refusal, relating to: the loss of a building contributing to the character of the area and its replacement with a poorly designed scheme, the potential impact of the development upon protected species and the potential adverse highway impacts of the development
- The decision to refuse the application was subsequently appealed and the appeal dismissed on the 24th March 2017, the reasons related to highways and ecology were overcome but the refusal reason regarding the loss of the existing building and the poor design of the scheme was upheld

### Joint Agent

Savills

Tel: 01732 789718

### Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)