

Development Opportunity– Grade II Listed Building



Cook Lubbock House, St Faiths Street, Maidstone

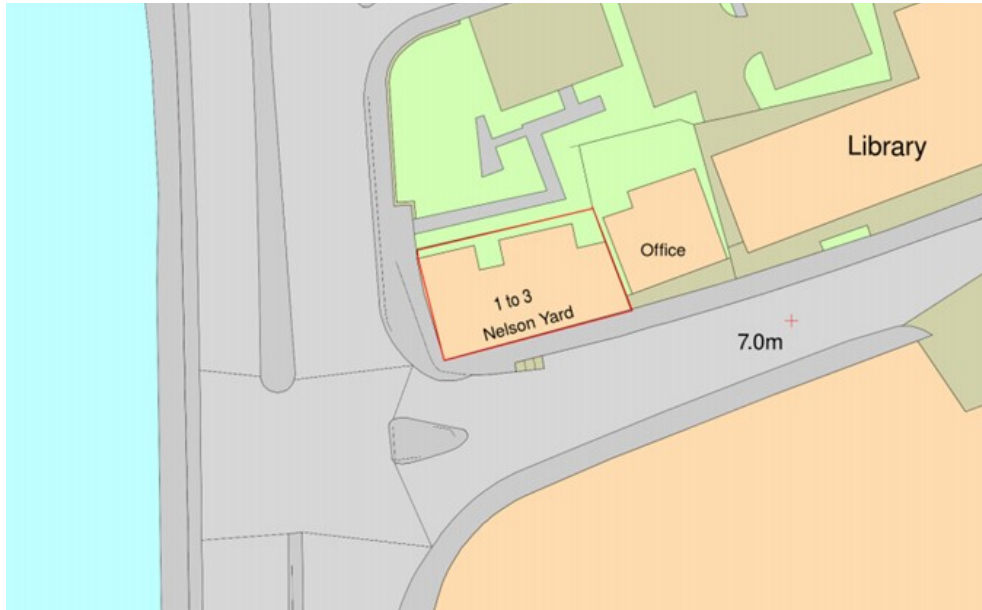
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Cook Lubbock House, St Faiths Street Maidstone



Description

Fantastic opportunity to develop a historic Grade II Listed building. The site is a former restaurant and offices which is now closed and lies within the heart of Maidstone. The site itself consists of a property known as Cook Lubbock House, which comprises offices (A2) in the most northern segment with the remainder of the property previously used as a restaurant.

The property is located on the corner of Fairmeadow and St Faiths Street with Fremlin Walk located to the east, on the opposite side of St Faiths Street. Centrally located within Maidstone and overlooking the river, the property has good access to services and facilities. The property is within walking distance of both Maidstone East and West which offer regular direct services to London.

Planning

Planning permission has been granted by the Maidstone Borough Council on the 24th November 2016 for the change of use of the existing restaurant and offices to create four new dwellings (Planning Ref: 16/507755/FULL). The proposed includes new staircases and minor changes to the layout although by and large the division will follow the original extent of individual elements.

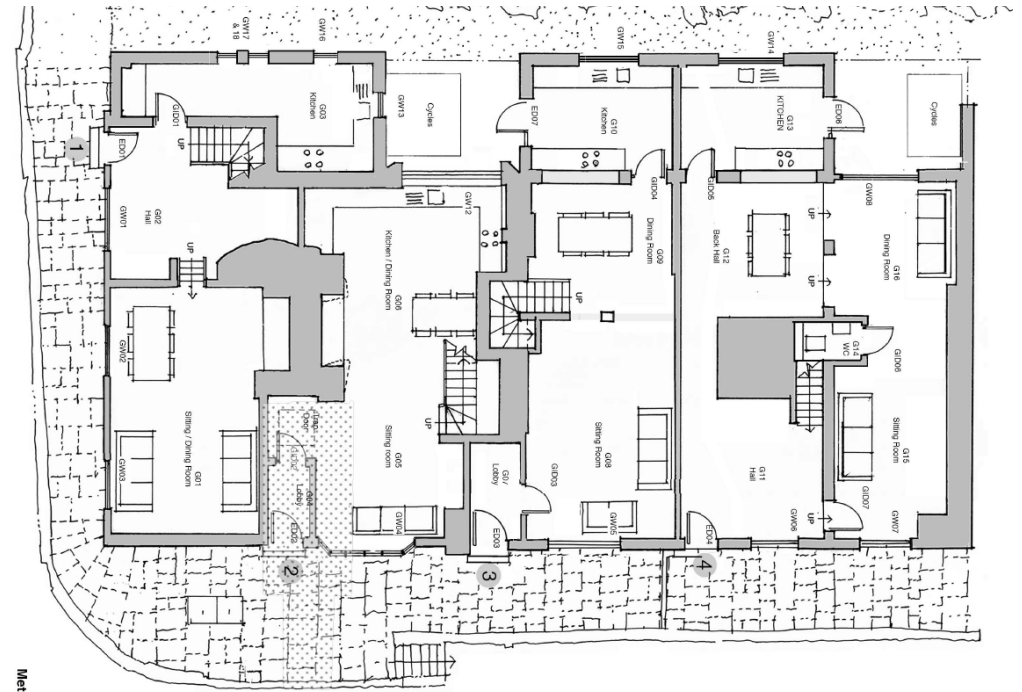
The proposal creates four new residential units, 2 No. with two bedrooms and 2 No. with three bedrooms. The areas of each demise is as follows:

Unit 1: 2 Double Bedrooms (GIA approx. 129m²)

Unit 2: 2 Double Bedrooms (GIA approx. 89m²)

Unit 3: 2 Double Bedrooms + 1 Single Bedroom (GIA approx. 113m²)

Unit 4: 3 Double Bedrooms (GIA approx. 142m²)



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Additional Information

We understand that all mains services are available on site but purchasers should make their own enquiries as to whether they are sufficient.

The property is being sold freehold with vacant possession and we understand that VAT is not charged on this property.

Viewings / Enquiries

To arrange a viewing or discuss the site in more detail please

contact Mark Presland - mpresland@sibleypares.co.uk



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.
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