

## Residential & Commercial Premises with Development Potential



85 Upper Stone Street, Maidstone ME15 6HE



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

# **85 Upper Stone Street, Maidstone ME15 6HE**

## Description

The property is split in to 2 lots which can be purchased independently or as a whole. **Lot 1** includes the existing 3 storey Victorian former public house that has been converted to provide a commercial ground floor with residential upper floors (outlined in blue). **Lot 2** includes the two connecting out-buildings and car park to the rear of the property that provide excellent development potential (outlined in red).

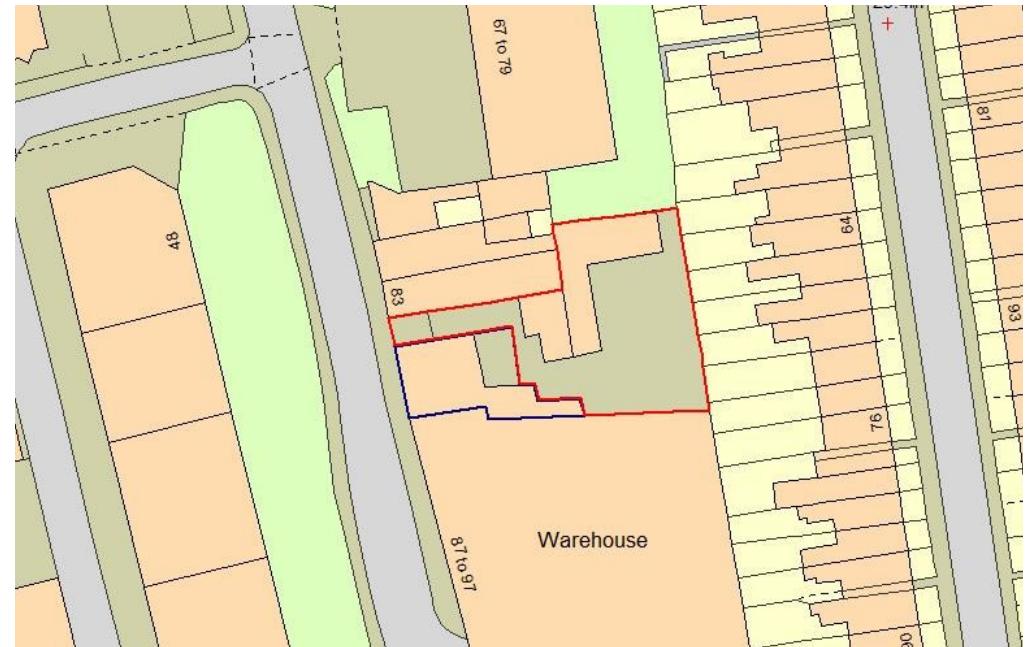
Vehicular access is provided to the rear via a narrow access to the north of the property as pictured on the front photo. The site rises in height to the rear with the car park approximately 2 meters higher than the ground floor entrance.

The upper floors currently provide a smaller two bedroom flat at first floor, with separate access to a larger 2 bed duplex flat on the first / second floor. The first floor level of this second flat is currently used as a small office for the commercial ground floor. Access to the residential upper floors is via a separate rear access at ground floor level.

## Planning for the existing

The property was granted planning on the 15th April 2011 for the conversion of the upper floors to provide two separate residential units (Planning Ref: MA/10/2191).

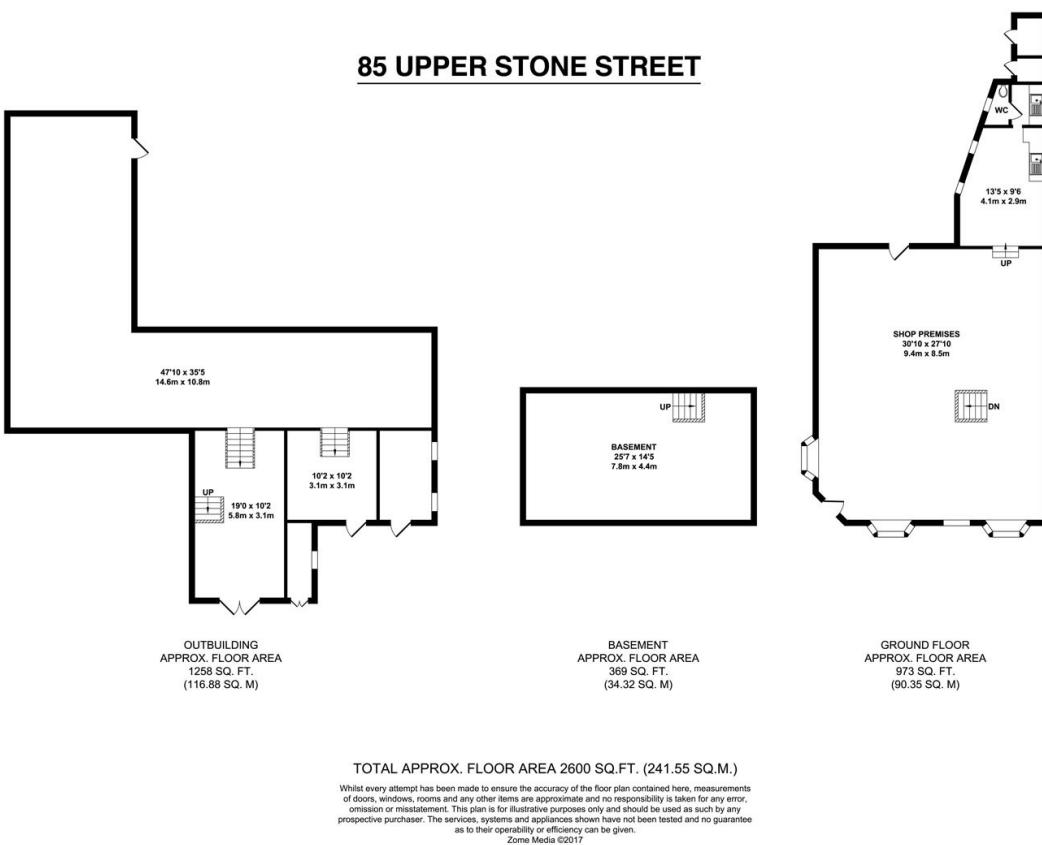
The plans allow for alteration of the rear elevations to provide a separate first floor entrance to the residential and retain a rear ground floor entrance way to the commercial, however this has not yet been implemented. Further details and proposed plans can be provided on request.



## Commercial Ground Floor and External Buildings

The existing ground floor provides approximately 900 sq ft of retail space with access to basement storage and a rear office and toilet. To the rear area of the property are two adjoining out buildings that provide a further 1,258 sq ft of storage.

There is potential to convert part or all of the ground floor of the original building in to residential subject to gaining the necessary planning and building consents.



### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



This is how energy efficient the building is.

Less energy efficient

## Outbuildings and Car Park

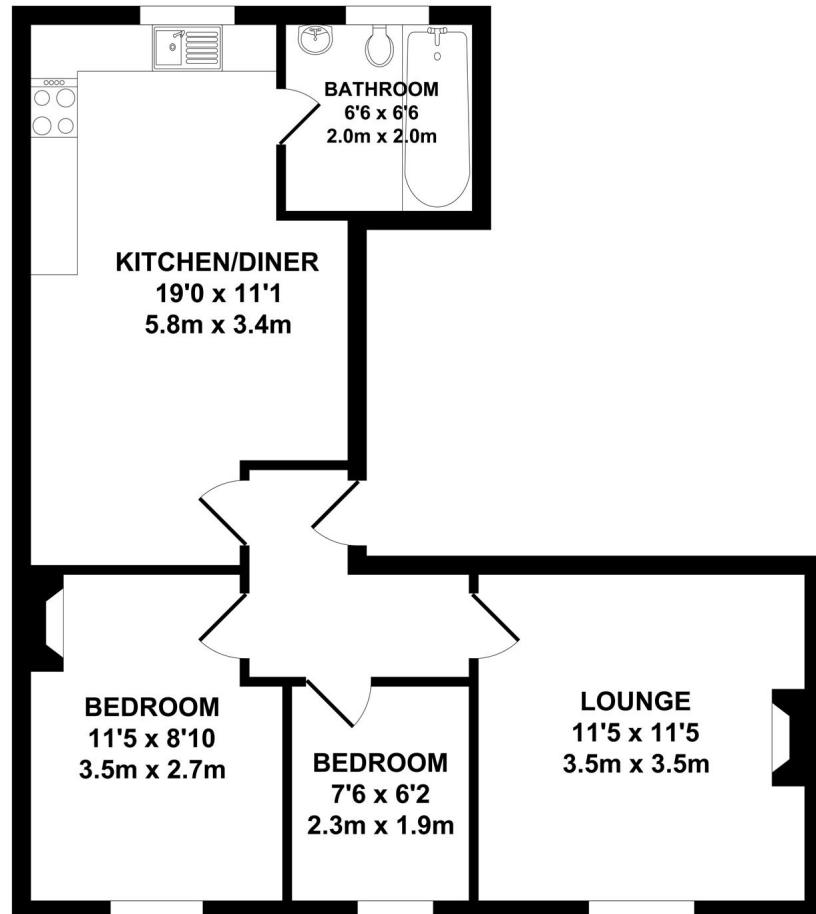
To the rear are two adjoining outbuildings that are split across two levels due to the changes in ground level. The properties have an existing footprint of 1,258 sq ft and currently provide additional storage for the commercial retail. Furthermore there is a car park that provides for approximately 8 cars.

## Planning

This rear element of the site has significant planning potential and an application has been submitted to demolish the existing outbuildings and to build 6 residential flats (Planning ref: 17/505537/FULL). The proposed includes 3 large 1bedroom flats, a 2 bedroom duplex, a 2 bedroom flat and a 3 bedroom penthouse. All the units benefit from external space of either, garden at ground floor or balcony or terrace on upper floors. The proposal does not provide for any parking on site. A full set of the plans can be provided on request.



## FLAT 1, 85 UPPER STONE STREET



TOTAL APPROX. FLOOR AREA 557 SQ.FT. (51.78 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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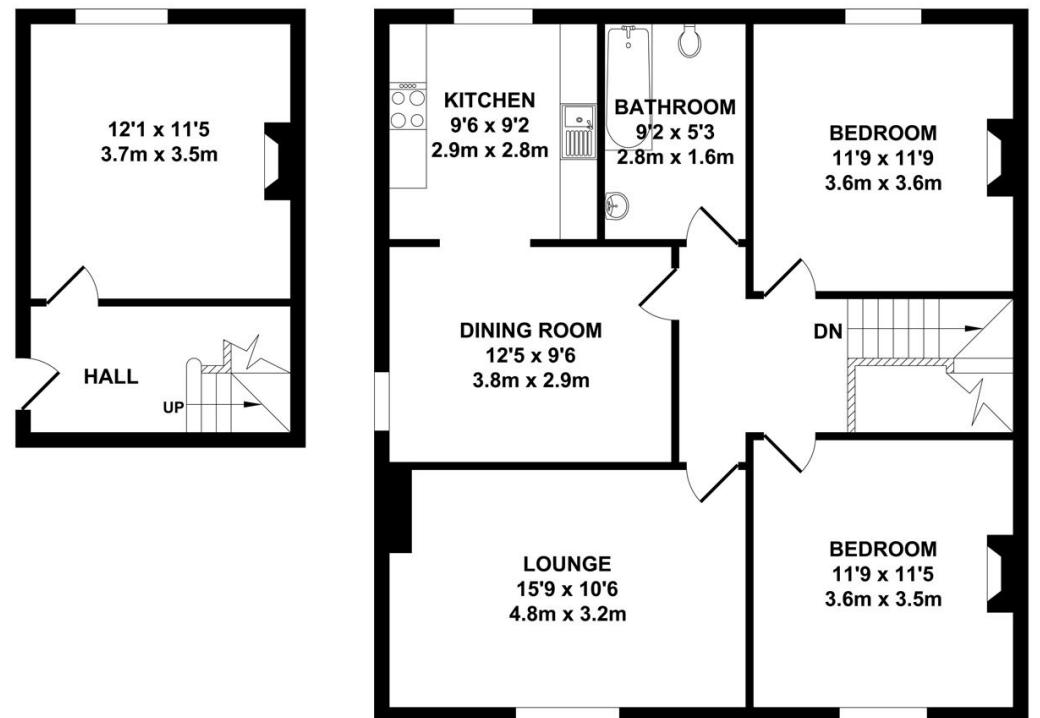
EPC RATING C: 80



# 85 Upper Stone Street, Maidstone ME15 6HE



**FLAT 2, 85 UPPER STONE STREET**



GROUND FLOOR  
APPROX. FLOOR AREA  
207 SQ. FT.  
(19.25 SQ. M)

FIRST FLOOR  
APPROX. FLOOR AREA  
832 SQ. FT.  
(77.28 SQ. M)

TOTAL APPROX. FLOOR AREA 1039 SQ.FT. (96.53 SQ.M.)

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EPC RATING D: 63 (with potential to raise to a C / 73)

## Additional Information

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

The property is being offered as a whole or as separate lots.

### Lot 1: Guide Price £450,000

Existing property including commercial ground floor and two residential flats, as shown in blue on the adjacent plan.

### Lot 2: Guide Price £250,000

Land and Outbuildings to the rear, including parking as shown in red on the adjacent plan. Subject to planning offers considered.

## Viewings / Enquiries

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

**Mark Presland or Matthew Sadler**

[mpresland@sibleypares.co.uk](mailto:mpresland@sibleypares.co.uk)

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

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