



Land NW of Keepers/Gardeners Cottage, Wouldham, Kent

For the finer things in property.



## Land to North-West of Keepers/Gardeners Cottage Keepers Cottage Lane, Wouldham, Rochester, Kent ME1 3FS

An excellent opportunity to create  
3 single dwellings in a sought-after  
location

Wouldham 1 mile, M2 (Junction 2) 4.1 miles,  
Rochester station 4.6 miles (London St Pancras  
from 36 minutes)

### The Property

The Keepers/Gardeners Cottage site provides an  
excellent opportunity to obtain a development  
site with planning permission to create three  
residential dwellings in a sought-after location,  
near the village of Wouldham along the River  
Medway.

Each purposed plot includes countryside views  
and rear gardens stretching over 200 feet in  
length.

The existing site comprises two dilapidated,  
semi-detached Grade II listed cottages and a  
detached bungalow.

**Agent's note:** the property has been made  
secure to prevent entry. It is currently not  
possible to inspect the interior.

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

**01277 473700**

canterbury@struttandparker.com

### Location

The site is located in a rural setting close to  
the Medway village of Wouldham, where there  
are local facilities including Post Office store,  
primary school and an inn.

The historic city of Rochester is to the north,  
with a full selection of shops, leisure and  
educational amenities, together with the  
magnificent backdrop of the Norman castle and  
cathedral. Rochester schools include grammar  
schools and the independent King's School  
Rochester.

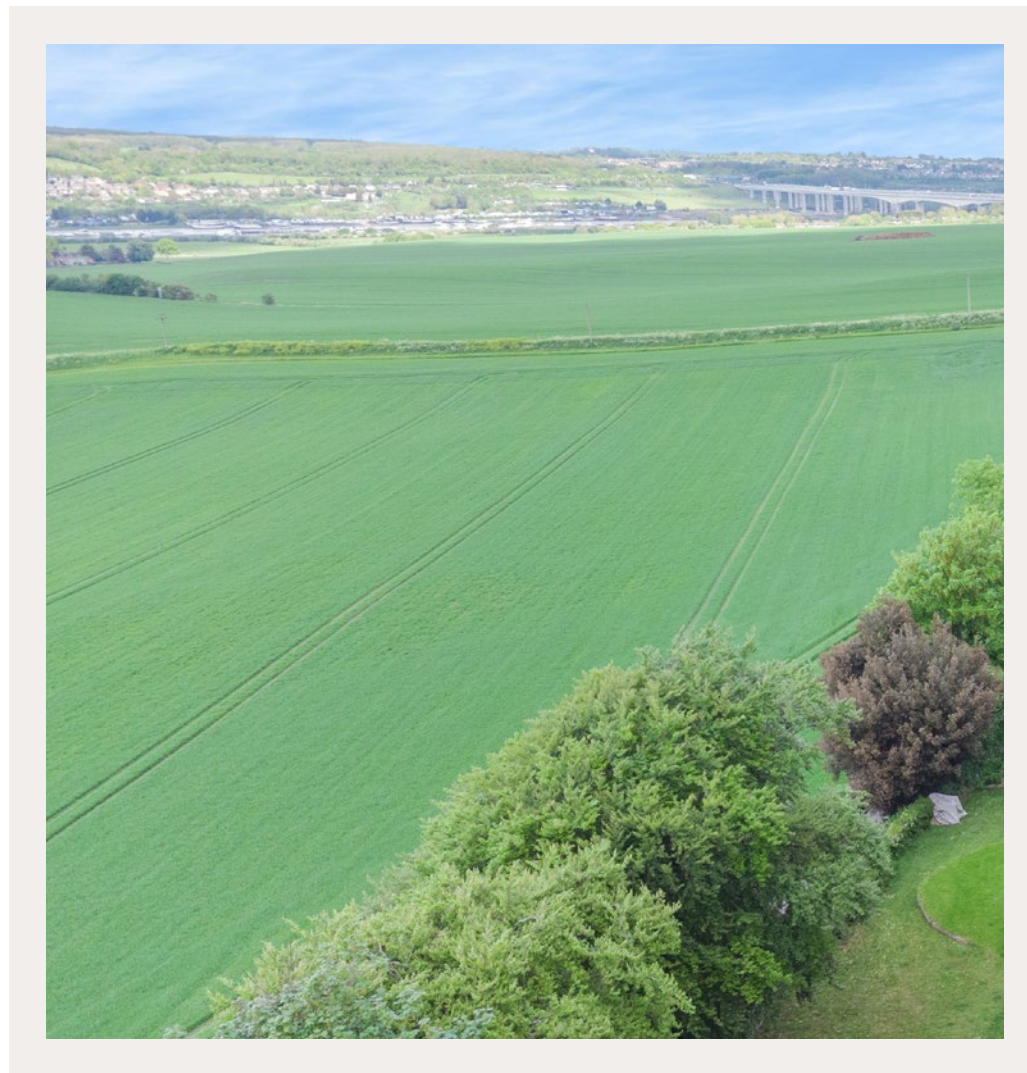
Rochester station provides services to London  
St Pancras, Cannon Street, Victoria and London  
Bridge; the High-Speed service to St Pancras  
has journey times from 36 minutes. There are  
excellent road links with the M2 (Junctions 2 and  
3) giving access to the motorway network and  
also providing links with the Bluewater shopping  
centre and Ebbsfleet International.

### Planning documents

Prospective purchasers should make their  
own enquiries of Tonbridge & Malling Borough  
Council. Information regarding the planning  
consent can be found on the Council planning  
portal under reference numbers: 18/01596/FL,  
18/01597/LB and 22/02052/FL

### General

**Council:** Tonbridge & Malling Borough  
**Tenure:** Freehold **Services:** Mains water/  
electricity/drainage previously connected  
**Guide Price:** £650,000



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