



10 - 12 Romney Place, Maidstone, Kent, ME15 6LE  
**RESIDENTIAL DEVELOPMENT OPPORTUNITY TO CREATE SIX APARTMENTS**

**GLPG**

## EXECUTIVE SUMMARY

### RESIDENTIAL CONVERSION & EXTENSION OPPORTUNITY TO CREATE A MIX OF SIX APARTMENTS IN THE HEART OF MAIDSTONE, KENT

- **Three freehold properties** benefiting from **listed building consent** for a **conversion & extension into six apartments**
- **Proposed Residential NIA** approx. 403 sq. m. (4,339 sq. ft.)
- **No CIL or S106 contributions**
- **Existing property comprises office space**
- Located within **1 kms (0.6 mi) of Maidstone East Station**
- **Offers are invited for the freehold interest in the properties, subject to contract**



PROPOSED VISUALISATION



EXISTING

## DESCRIPTION

Three freehold properties benefiting from listed building consent for a conversion & extension into a mix of six apartments.

The proposed net internal area is approx. 4,339 sq. ft. / 403 sq. m. and the properties are located within 0.6 miles of Maidstone East Station.

**NB: Offers are invited for the freehold interest in the property, with vacant possession upon legal completion.**

# LOCATION

The property is located less than 0.6 miles from Maidstone East Station with trains travelling into Euston Station in approximately 1 hour & 15 minutes.

The local demographic comprises a mix of families, investors and young professionals, where properties of all types in the area continue to experience strong capital appreciation.

The property is within walking distance of all local amenities, a number of train stations and bus services, and is surrounded by an abundance of local restaurants, shops and supermarkets.

# KEY DISTANCES

- **90 Yards:** Sainsburys Supermarket
- **0.6 Miles:** Maidstone East Station
- **0.6 Miles:** Maidstone West Station
- **0.9 Miles:** Maidstone Barracks Station
- **0.2 Miles:** The Mall Shopping Centre
- **0.4 Miles:** Fremlin Walk Shopping Centre
- **0.6 Miles:** Invicta Grammar School for Girls
- **0.8 Miles:** Valley Park School





REAR



EXAMPLE OF INTERNAL CONDITION

# PLANNING

The property benefits from listed building consent for the following:

*“Listed Building Consent for conversion of existing offices to 6 no. residential units including demolition of existing extensions and out-buildings and proposed single storey rear extensions and internal alterations.”*

Documents and associated documents can be found within the GLPG data room.

To view the application on Maidstone Council’s planning portal, please [Click Here](#).



# ACCOMMODATION SCHEDULE

RESIDENTIAL	BEDS	NIA SQ. FT.	NIA SQ. M.
Unit 1	2 + study	915	85
Unit 2	1	388	36
Unit 3	3	1,281	119
Unit 4	1	377	35
Unit 5	2 + study	980	91
Unit 6	1	398	37
<b>TOTAL</b>		<b>4,339</b>	<b>403</b>



**EXISTING COMPRISES THREE SEPARATE PROPERTIES WITH LISTED BUILDING CONSENT FOR A CONVERSION INTO SIX APARTMENTS**

## METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) for **Offers in the Region of £675,000**, subject to contract

## VAT

The property is not elected for VAT.

## FURTHER INFORMATION

A project data room has been set up and interested parties are able to find further information and associated documents by visiting: [www.glpjg.co.uk/properties/romneyplace](http://www.glpjg.co.uk/properties/romneyplace)

**Data Room Access Code: ROMNEYPLACE2022 (case sensitive)**

## DEBT ADVISORY

GLPG's Debt Advisory Team advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.



For more information, please contact Nick Swerner on 07966 487 790 / 0203 640 6420 / [nick.swerner@glpg.co.uk](mailto:nick.swerner@glpg.co.uk).

## CONTACT

For further information or to arrange an inspection, please contact the sole agent, GLPG on **020 3640 6420**, [team@glpg.co.uk](mailto:team@glpg.co.uk), or a member of our team below.



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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

**Marketing particulars produced by GLPG.**