

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

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Land at Church Road, Sevington, Ashford, Kent TN24 0LD

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**CIRCA 0.8 ACRE LAND WITH OUTLINE CONSENT FOR
11,000 SQ FT USE CLASS E (OFFICE) SPACE**

FOR SALE

- 0.8 acres
- Consent granted 2022
- Immediate availability
- Superb location

Offers Sought in the region of £475,000.

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

This site lies on the south-western side of Church Road, immediately east of its junction with the A2070 Bad Munstereifel Road approximately quarter of a mile south west of junctions 10 and 10a of the M20 motorway, surrounded by the Sevington Business Park, Orbital and Waterbrook Business Parks and is ideally placed for re-development. The Sevington and Orbital Business Parks are extremely well located and now boast a number of major National and International occupiers, including many of the leading car dealerships and trade counters. The Inland Border Facility is located immediately east of this site.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This site of approximately 0.8 of an acre is rectangular in size and has consent for Class "E"/office development and outline consent has been granted for 11,202 sq ft of office accommodation at appeal under application number APP/E2205/W/21/3289575 which gives consent for the erection of 3 buildings to provide Class "E"/office development with associated car parking.

ACCOMMODATION AND SITE AREA

0.853 of an acre with consent granted for 11,202 sq ft.

(Further land could be made available by separate negotiation [0.4 acre] – shown edged in blue on plan overleaf).

SERVICES

All main services are available but not currently connected to the site.

BUSINESS RATES

The site will be assessed for Business Rates upon completion of the development. The uniform Business Rate multiplier for the year 2022/23 is going to be 51.2p.

PLANNING

The site was granted consent on the 11th October 2022 under appeal reference APP/E2205/W/21/3289575.

TERMS

The premises are available freehold with vacant possession. Offers are sought in the region of £475,000. It is not believed that VAT is applicable to the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

VIEWING

Strictly by appointment through the agents Stafford Perkins. Tel: 01233 613900.

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for purchasers.