

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Land at the Junction of
Leacon Road & Brookfield Road
Ashford, Kent TN23 4YW

W3W/// pushy.along.powers



UNUSUAL SITE FOR SALE

- Approximately ¼ Acre
- Immediate availability
- Superbly Prominent Location adjacent to Busy Junction
- Suitable for a variety of uses (subject to planning) including:
 - Billboard advertising,
 - EV-Charging
 - BESS site (Battery Energy Storage System)

Offers Sought: In excess of £50,000

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 is located on the southern side of Leacon Road, at its junction with Brookfield Road some 200 yards south-east of the Matalan roundabout linking Chart Road, the A28 and Great Chart Bypass with Brookfield Road, approximately 1½ miles south-west of Ashford town centre and a similar distance to Junction 9 of the M20.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 85,000 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 can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This site of approximately a 1/4 acre is roughly rectangular in shape with the majority currently laid to grass. There is a small area of hardstanding forming part of a larger car park. Whilst the boundaries are not fenced they are well delineated with the Great Stour river forming the southern boundary and Leacon Road the northern.

Located on part of the site are some concrete columns upon which we are advised Portakabins used to be located, we believe for a doctor's surgery or similar, in the 1970s. At that time and before the advent of the flood alleviation scheme at Hothfield this area was subject to frequent floods; however since the scheme this is no longer the case although the area does still lie within Flood Zone 3.

ACCOMMODATION

0.263 of an acre

SERVICES

It is not thought that services are currently connected to the site, but would be available within the highway.

BUSINESS RATES

Not currently applicable

TERMS

The premises are available freehold with vacant possession, for which offers are being sought in excess of £50,000. 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

It is possible to view the site during daylight hours whilst in possession of a set of our sales particulars.

ANTI MONEY LAUNDERING REGULATIONS

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

