

Land to the South of Chart Road

Great Chart, Ashford, Kent TN23 3DR



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Potential For Alternative Uses or Development (Subject to the Necessary Consents)
- Existing Building on Site (Approx. 5,000 sq ft)
- Connected to Mains Electricity

Land With Potential
For Sale
2.65 acres (1.07 hectares) approx.

Location

The property is located in Great Chart, a civil Parish on the western outskirts of Ashford.

Ashford is a designated growth town within East Kent situated adjacent to junctions 9 and 10 of the M20 Motorway. The town benefits from excellent communications with Ashford international Station providing High Speed rail services to London St Pancras of just 38 minutes.



Situation

The property is situated on the eastern side of Chart Road adjacent to the Chilmington Works Industrial Estate.

Description

The property comprises a parcel of land of approximately 1.07 hectares (2.65 acres). Broadly rectangular in shape it comprises a partly surfaced yard and shrubland enclosed with perimeter fencing (in part) and earth bunds.

It has dual points of access from both Chart Road at the north east of the site and from Bartles Lane on the eastern boundary.

There is an industrial/ warehouse building of approximately 5,000 sq ft situated on the east end of the site. It is of steel portal frame construction having brick and block elevations under a pitched profile steel sheet roof. It is in need of repair and currently inaccessible.



Terms

We are selling the freehold interest in the property (Title Number: K146244) with vacant possession and in its present condition.

Price

Our client is seeking offers from £750,000. Whilst unconditional offers are preferred, subject to planning offers may be considered.

Planning History

From online investigations via Ashford Borough Council planning portal, we have been able to establish the following pertinent planning information:

Ref: 84/00124/AS - Permission was granted for a plant yard, storage area, vehicle hardstanding and erection of 100' x 50' storage/workshop building and manufacture of fence panels and paving slabs.

Ref: 86/01256/AS - Permission was granted as storage area for skips and associated waste building materials.

Ref: 93/00730/AS - A variation of condition 05 of permission granted 28.03.84 to limit the use to "Ashford Tarmacadam Contractors".

Redevelopment Opportunity

The property is considered suitable for a variety of uses or redevelopment (subject to the necessary planning consents).



Business Rates

The premises is not currently assessed for business rates.

Plans & Photographs

Any plans and photographs provided are for identification purposes only and purchaser should satisfy themselves on the location of external or internal boundaries prior to making an offer.

The drone photographs were taken in June 2022.

Services

We are informed the site is connected to mains electricity. Purchasers should satisfy themselves as to the availability of all services.

Legal Costs

Each party are to bear their own legal and professional costs.

Finance Act 1988

We understand that the property is not elected for VAT.

1967 Misrepresentation Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

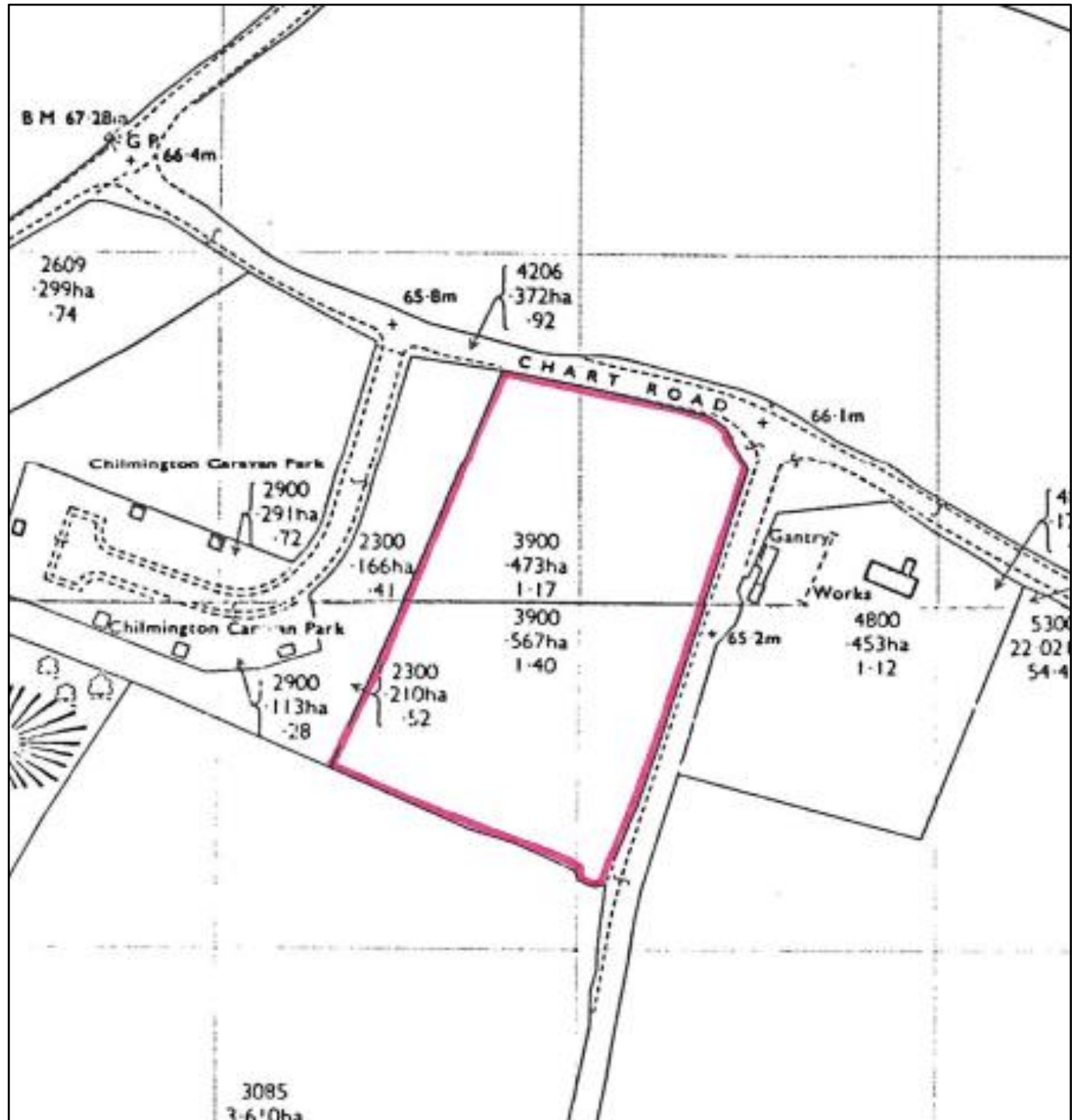
Viewings

Strictly by prior appointment through sole agents:

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