

FOR SALE – Former Ambulance Service Headquarters with Development Potential



**Kent Ambulance Service Headquarters, Heath Road,
Coxheath, Maidstone, Kent, ME17 4BG**

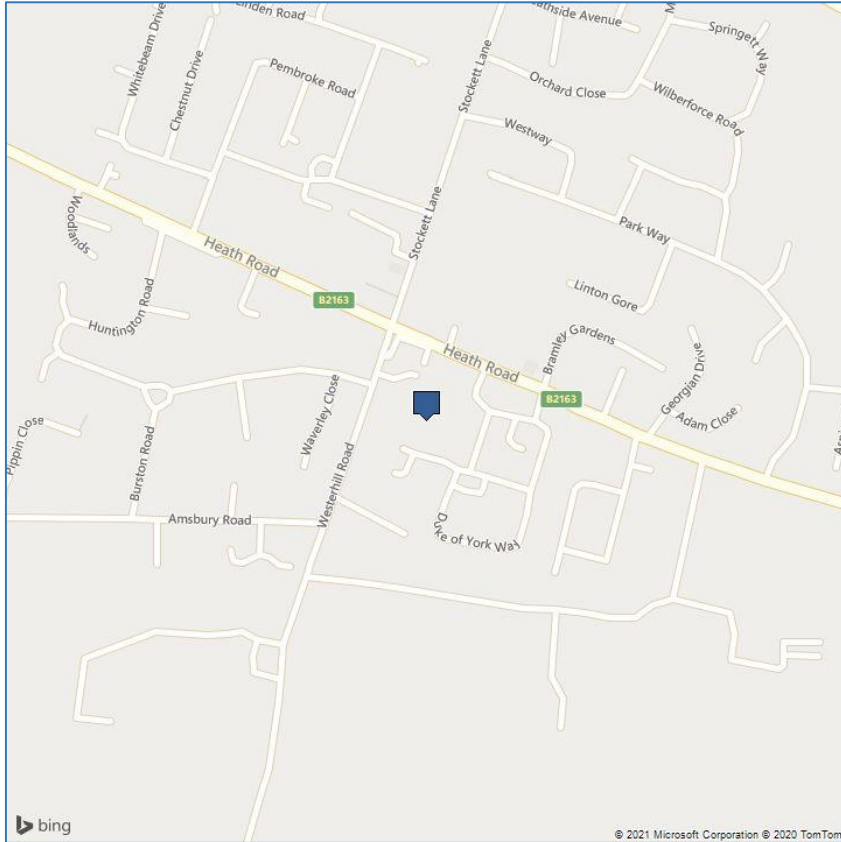
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SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Kent Ambulance Service Headquarters, Heath Road, Coxheath, Maidstone, Kent, ME17 4BG



- Former Ambulance Headquarters
- Suitable for development subject to gaining the necessary consents
- Offers in excess of £1 million
- Offers invited both unconditionally and subject to planning
- Site area circa 0.9 acres

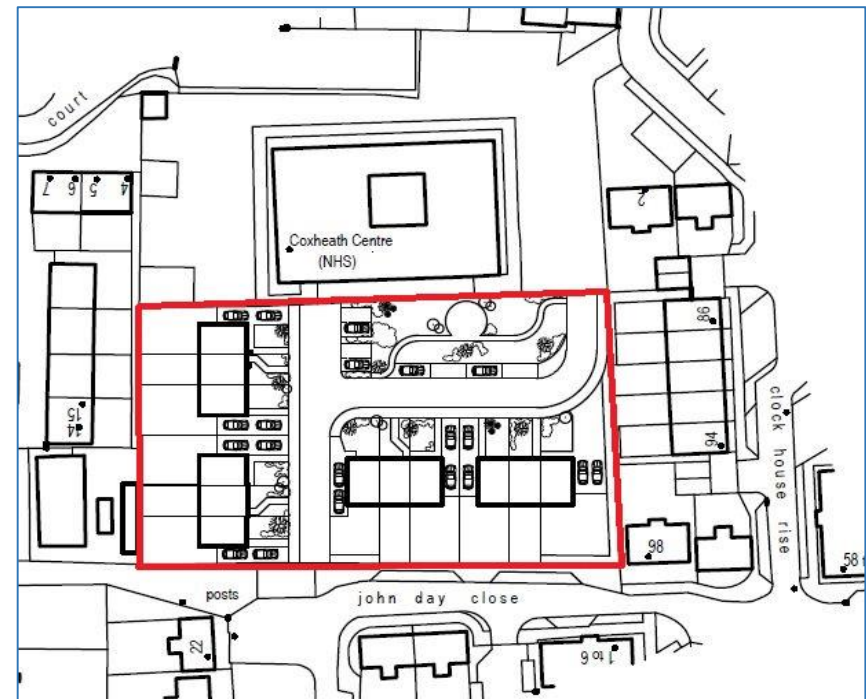
Description

0.9 Acre Site in central Coxheath village with development potential, either as a conversion of the existing building or entire redevelopment. The site is becoming available due to South East Coast Ambulance Service NHS Foundation Trust (SECAmb) reorganisation of their operations and will be relocating to a new “Make Ready” hub in early 2022.

Location

The site is situated off Heath Road in Coxheath, behind the NHS Coxheath Centre (community services) where the property has rights of access across the shared driveway onto Clockhouse Rise (now adopted Highway) which was the access road into the new residential development built around 15 years ago.

Coxheath itself is a large village in Maidstone with various local amenities on Heath Road at the crossroads close to the subject property. The Spice Lounge Indian restaurant has just received planning consent to extend and will home a new Tesco Express to help serve local demand. Coxheath is 4.5 miles South of Maidstone Town Centre.



Approximate site plan with indicative layout

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Accommodation

The property currently comprises the ambulance station itself (floor measurements taken from the Valuation Office Agency website detailed below, as internal inspection has not been possible) plus approximately 100 car parking spaces on a site of approximately **0.9 Acres**.

GF Office	338.62 sq m	3,645 sq ft
FF Office & Locker Room	368.80 sq m	3,970 sq ft
SF Office	113.49 sq m	1,222 sq ft
Total NIA	820.91 sq m	8,837 sq ft

Planning & Access

SECamb have undertaken a positive pre-app with Maidstone Borough Council who have indicated that 12 residential dwellings would be possible on the site, subject to obtaining full consent. The site benefits from rights of way across the adjoining Health Centre site to the North which has direct access from the adopted Highway onto Clock House Rise (the Crest Nicholson Development adjacent) – Further details available upon request



Legal Costs

Each side to bear its own legal and professional costs

EPC

Awaited

Viewing/Enquiries

Strictly by prior appointment through the Surveyors.

Please contact

Phil Hubbard e: phil.hubbard@sibleypares.co.uk or

Matt Sadler e: matt.sadler@sibleypares.co.uk

Terms

Unconditional or subject to planning offers considered on their merits

Full Vacant Possession of the site can be given around Spring 2022 upon completion of the modern replacement facility.

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.

Rateable Value

RV £97,000 @ 51.2p in the £

Rates payable April 2020/2021 at 51.2p in the £ are £49,664.

Price

Offers in excess of £1 million

Services

Mains electricity

Mains water & drainage

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares



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