

FOR SALE – Former Ambulance Service Station with Development Potential



Medway Ambulance Station, Star Mill Lane,
Chatham, Kent , ME5 7HE

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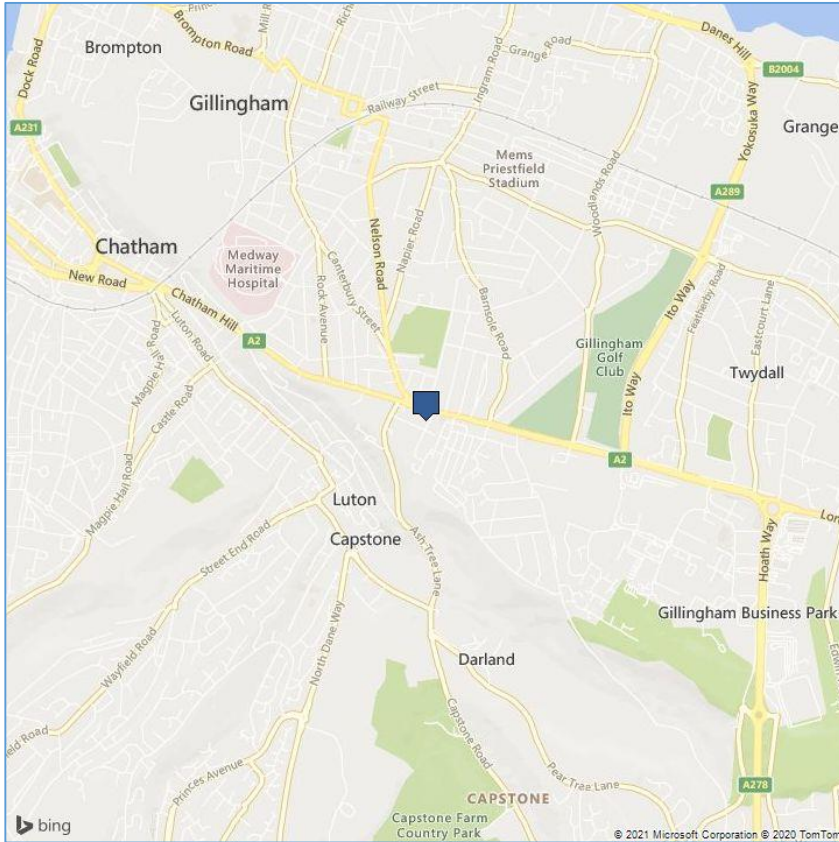
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SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Medway Ambulance Station, Star Mill Lane, Chatham, Kent , ME5 7HE



Description

0.61 Acre Site in Chatham 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 around Spring 2022.

Location

The property is located in Chatham, close to the border between Chatham and Gillingham. It is situated on the eastern side of Star Mill Lane on the corner with Maynard Place, close to the main A2 Watling Street with its neighbourhood retail facilities. It is within walking distance of Darland Banks Nature Reserve and Gillingham Park but is otherwise a densely populated residential area. Medway Maritime Hospital is just under a mile to the northwest and Gillingham and Chatham Railway Stations both around 1.5 miles from the site. These provide high speed rail links to London St Pancras.

- Former Ambulance Station
- Suitable for development subject to gaining the necessary consents
- Offers in the region of £1 million
- Offers invited both unconditionally and subject to planning
- Site area circa 0.6 acres



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 associated car parking spaces on a site of approximately **0.6 Acres**.

Workshop	866 sq m	9,322 sq ft
Office	70 sq m	754 sq ft
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Total NIA	1,006 sq m	10,829 sq ft

Planning & Access

SECamb have undertaken a positive pre-app with Medway Borough Council who have indicated that 16 residential dwellings would be possible on the site, subject to obtaining full consent.

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 £46,350 @ 49.9p in the £

Rates payable April 2022/2023 at 49.9p in the £ are £23,128.65

Price

Offers in the region 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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