



Development Opportunity allocated for B1 use classes

Plot E Perry Court Farm, Faversham, ME13 8ZB



Plot E Perry Court Farm

Highly Prominent Employment Use Development Opportunity

- Site area approximately 3ha
- A prime development opportunity with and allocation for Employment Uses
- For sale by way of informal tender
- Leasehold interest will also be considered

Location and Description

The site lies adjacent to Junction 6 of the M2 providing excellent road links to the M25 and London as well as to Dover.

The EuroTunnel Terminal is just 25 miles away by road. Faversham railway station is less than a mile from the site, providing regular services to London Victoria (1hr 17m) and London St Pancras International (1h 10m).

The available Plot E of regular shape measuring approximately 3ha allocated for employment use. The plot comprises greenfield land which has previously been used for agricultural purposes. Access will be via Tettenhall Way which links directly to the a new roundabout junction on Ashford Road in line with the site masterplan.

The plot sits within a medium scale mixed use development as per the planning and site history detailed below.

The available plot is situated to the south of three commercial plots occupied by Aldi supermarket, LNT Carehome and Premier Inn Hotel and to the east of an area of open public space.

Parcel E has an Allocation for employment use within B1a Office Accommodation, B1b – Research and Development and B1c – Light Industrial space. The site remains allocated in the adopted Local Plan July 2017 for “18,525 sq. m of B1a, B1b, B1c class employment uses (with a further 2 ha reserved for future employment use)” under Policy MU7.

Planning and History

The wider Perrycourt Farm site was originally granted outline planning permission (under application number 15/504264/OUT) for residential development of up to 310 units, 11,875sqm of B1a floorspace; 3,800sqm of B1b floorspace; 2,850sqm of B1c floorspace; a hotel (use class C1)(up to 3,250sqm) of up to 100 bedrooms including an ancillary restaurant; a care home (use class C2)(up to of 3,800sqm) of up to 60 rooms including all associated ancillary floorspace; a local convenience store (use class A1) of 200sqm; associated landscaping and open space.

The residential element of the site, plots A1 – A5 as detailed on the parameters plan, was sold to Barratt David Wilson Homes in July 2016. Following the approval of reserved matters, BDW have constructed 310 dwellings.

Henry Davidson Developments acquired plots B, C and D as shown on the parameters plan and deliver an 84 bedroom hotel having secured a pre-let with Premier Inn (Plot C). HDD also secured a pre-sale agreement with LNT Care Developments who have deliver a high quality 66 bedroom care home (Plot B). Aldi supermarket have delivered a new mid-sized foodstore (Plot D).

The outline planning permission covering Plot E (application number 15/504264/OUT) has expired. Plot E currently has an allocation in the Local Plan for B1(a), B1(b) and B1(c) uses.



Services

Services have been provided to the boundary of the property by the residential developer. Full details will be provided in the data-room.

Tenure

The site is to be sold freehold, with vacant possession on completion. Full details are contained within the title information in the Data Room.

The Vendor will require a vehicular access right/route across Plot E and services to the safeguarded land as shown on the parameters plan.

VAT

Bidders to assume VAT is payable on the acquisition costs inclusive of SDLT.

Method of Sale

Offers are invited for the purchase of the site on an informal tender basis.

Offers made subject to planning permission should demonstrate that the development proposals conform to current Allocation in the Local Plan

Offers will be consider on the whole or part of the site.

Further details of the bidding procedure will be set out in due course.

The vendors do not undertake to accept the highest or indeed any offer.

Additional Information

Please request access to the dataroom that contains further relevant information.

Viewings

The site can be viewed from various points along the site boundary and from the southern end of Tettenhall Way. Full site inspections can be arranged in advanced.



Contact

For further information and appointments to inspect please contact:

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