

For Sale

Canterbury City Council Offices, Military Road, Canterbury, CT1 1YW



Indicative Boundary

The Opportunity

The Canterbury City Council Offices represent an excellent residential development opportunity just minutes from Canterbury City Centre.

The site currently comprises the Council's main administrative offices and car parking. The Council are currently progressing their plans to relocate, with vacant possession expected towards the end of the 2023.

The site comprises 6.9 acres (2.79 hectares) of land which is identified in the Local Plan as an opportunity site for the delivery of new housing. It therefore presents an attractive opportunity for residential development.

Location

The site is located on Military Road, approximately 0.5 miles from Canterbury City Centre.

The site benefits from good transport links from Canterbury West station, approximately 1 mile to the east, which provides direct services into central London in under an hour.

Access to the site is available from Military Road to the north and from Chaucer Road to the west.

Description

The site area is approximately 6.9 acres (2.79 hectares).

The site is currently in use as the Council's main administrative offices and car parking. Buildings on site include a two-storey modern office building, a single-storey computer centre and a former club.

The site currently comprises the following approximate internal floor areas. These have been taken from the VOA website and are purely indicative and not to be relied upon.

Building	Sq ft	Sq m
Ground Floor	39,331	3,654
First Floor Office	34,445	3,200
External	469	43.6
Total	74,245	6,897

(Source: VOA)

Tenure

The freehold of the site is owned by Canterbury City Council under title number K477632.

There are a number of third party interests in the site which are referred to in the Title Report (available to download on the data room).

Of note, the Royal Mail have access rights through the site which would be have to be retained or re-provided.

All interested parties should make their own legal enquires.

Planning

The site is located within the administrative boundary of Canterbury City Council. We understand that the lawful use of the site is Class E (office) with some small areas of floorspace in Sui Generis and Class F1 uses.

The site forms part of an opportunity site identified in the Local Plan for the delivery of new housing.

The site is not located within a Conservation Area and there are no statutorily or locally listed

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This site does not benefit from any existing planning permission for a change of use, however the property has conversion/redevelopment potential, subject to the necessary planning consents.

Please review the Planning Appraisal in the data room for further information.

Further Information

We have been provided with the following information which will be made available on the data room:

- Energy Performance Certificate
- Asbestos Register
- Floor plans
- Planning appraisal
- Title information (Title report, title register & title plan)

To access this information please click on the link below:

<https://www.avisonyoung.co.uk/canterburycounciloffice>

VAT

Please note that the property is not elected for VAT.

Viewing

Viewing days are by appointment only through Avison Young and will be offered within the following guidelines:

- Viewings at the property will only be on set days and by appointment only.
- Each party will be given a dedicated time slot to view the property, subject to availability.
- Should you wish to arrange an appointment to view, please contact a member of the project team using the contact details provided.

Visit us online
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Tender Process

The site is being marketed for sale by way of an open informal tender process.

Unconditional and Conditional offers are invited for the freehold interest in the Canterbury City Council Offices, subject to contract.

Bids must be received by **12 Noon, 12th July 2022.**

Bids should be emailed to: Isabelle Garner

isabelle.garner@avisonyoung.com

All bids should be submitted on the bid proforma available on request from Avison Young, please use the contact details provided to request one should you intend to bid for the site.

For further information please contact:

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.