



**Biggleston Yard, 46-47 High Street, Canterbury, CT1 2SD**

Offered for Sale on behalf of fixed charge receivers

**An extremely rare opportunity to create a vibrant mixed-use hub within the city centre**

**GLPG**

**Offered for sale on behalf of fixed charge receivers is this extremely rare development opportunity to create a vibrant, mixed-use hub within the historic Canterbury City Centre**

- ▶ **The site extends to approx. 0.96 acres (0.388 hectares) and comprises the former Nasons Department Store**
- ▶ The site has an L-shaped configuration, comprising of interconnected warehouses and commercial buildings. Please [Click Here](#) to view a 3D matterport tour of the existing buildings (Please note that following the 3D scan, the property has since been cleared internally)
- ▶ **A rare planning permission has been granted for this location which provides for a mixed-use development consisting of 33 self-contained apartments, 32 serviced apartments, and approx. 2,397 sqm (25,801 sqft) of commercial space**
- ▶ **The proposed scheme includes a market style hall, public square with gardens & many other features which will see the scheme become a focal point within the city centre**
- ▶ **The proposed total NSA is approx. 7,239.97 sqm (77,930 sqft)**
- ▶ **The property is offered for sale freehold with vacant possession upon legal completion**



Outline of the Existing



Proposed South Elevation From Rear Courtyard

## Description

The property comprises the former Nasons department store, which is currently unoccupied, and spans over 50,000 square feet.

It is composed of multiple buildings that face both the High Street and White Horse Lane, with pedestrian access from St. Margaret's Street.

The site has a generally L-shaped layout and includes a group of interconnected warehouses and commercial buildings. These structures were last used by the furniture department store until it closed in September 2018, dating back to the 1960s.

Apart from the three-storey No.46 High Street, which is a Grade II Listed building and served as the main retail area of the Nasons store, the rest of the buildings on the site are a varied collection of mostly two-story structures. They vary in age and quality, with many previously having an industrial character.

**A 3D tour can be explored by [Clicking Here](#).** (Please note that following the 3D scan, the property has since been cleared internally).

The site benefits from planning permission for a mixed-use development consisting of 33 self-contained apartments, 32 serviced apartments, and approx. 2,397 sqm (25,801 sqft) of commercial space comprising retail, restaurant, offices and flexible/community space.

The proposed scheme includes a market style hall, public square with gardens & many other features which will see the scheme become a focal point within the city centre.

**The property is offered for sale on behalf of fixed charge receivers and will be sold freehold with vacant possession upon Legal Completion.**



## Location

Canterbury is a historic city located in the county of Kent in southeastern England, situated approx. 62 miles (100 km) south east of Central London, 17 miles (27 km) north west of Dover and 29 miles (47 km) east of Maidstone.

At the heart of Canterbury stands Canterbury Cathedral, a UNESCO World Heritage Site and one of the most important Christian pilgrimage sites.

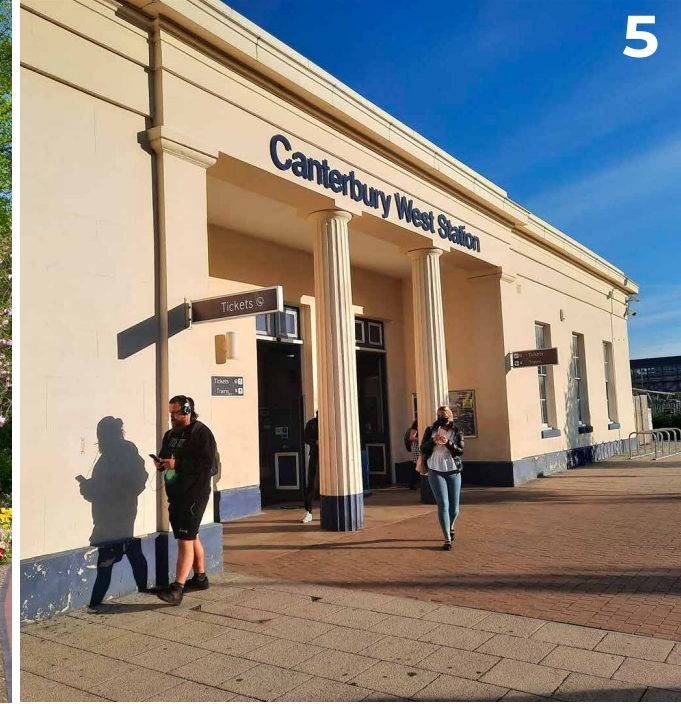
The city centre has narrow, winding streets lined with cafés, restaurants and boutique shops.

The city is home to the University of Kent and Canterbury Christ Church University.

The site is only a 9-minute walk from Canterbury East Train Station and a 10-minute walk from Canterbury West - the former provides a direct service to St Pancras with a 56-minute journey time.

## Key Distances

- **Canterbury Cathedral:** 350 feet
- **Greyfriars Gardens:** 0.1 miles
- **Waitrose & Partner Canterbury:** 0.5 miles
- **Canterbury West Station:** 0.5 miles
- **Canterbury East Station:** 0.5 miles
- **Canterbury Christ Church University:** 0.5 miles
- **St. Nicholas School:** 0.9 miles



Proposed Rear Courtyard Looking West





Cherquer's Wood and Old Park

Canterbury Crist Church University

St Augustine's Abbey

Sainsbury's Supermarket

St Johns Church of England Primary School

Canterbury Cathedral

**Biggleston Yard**

Whitefriars Canterbury Shopping Centre

The Marlowe Theatre

Canterbury Historic River Tours

# Planning

**We understand that the site has obtained planning permission (Ref: CA/20/01679 - Canterbury City Council) for the following:**

*Partial demolition, extension and refurbishment of existing buildings and erection of new buildings to provide a mixed-use development comprising 33 self-contained apartments, 32 serviced apartments, retail, restaurant, office space and community facilities.*

**It is our further understanding that a non-material amendment (Ref: CA/23/00719) to the original planning consent has been approved for the conditions 05 (surface water drainage), 07 (remediation strategy) and 36 (odour) and an amendment to the wording of condition 18 (demolition).**

## Proposed Schedule

USE	NUMBER OF UNITS	SQM	SQFT
Retail & Market Hall	6	1,085.50	11,684
Restaurant	1	661.66	7,122
Serviced Apartments	32	1,903.46	20,488.67
Residential	33	2,939.23	31,638
Flexible Commercial Space	6	461.29	4,965
Service Space	N/A	188.83	2,033
<b>TOTAL</b>		<b>7,239.97</b>	<b>77,931</b>

## Section 106 Contributions

*We strongly encourage interested parties to carry out their own due diligence to satisfy themselves on statutory costs, contributions and liabilities.*

CONTRIBUTION	COST
Cycle Stand	£5,000
Monitoring Fee	£5,000
<b>TOTAL</b>	<b>£10,000</b>





# Proposed Development

The planned development consists of three distinct sections known as **Blocks 1, 2, and 3**. Block 1 faces the High Street, Block 3 is situated next to White Horse Lane, and Block 2 is located between the two.

## Block 1

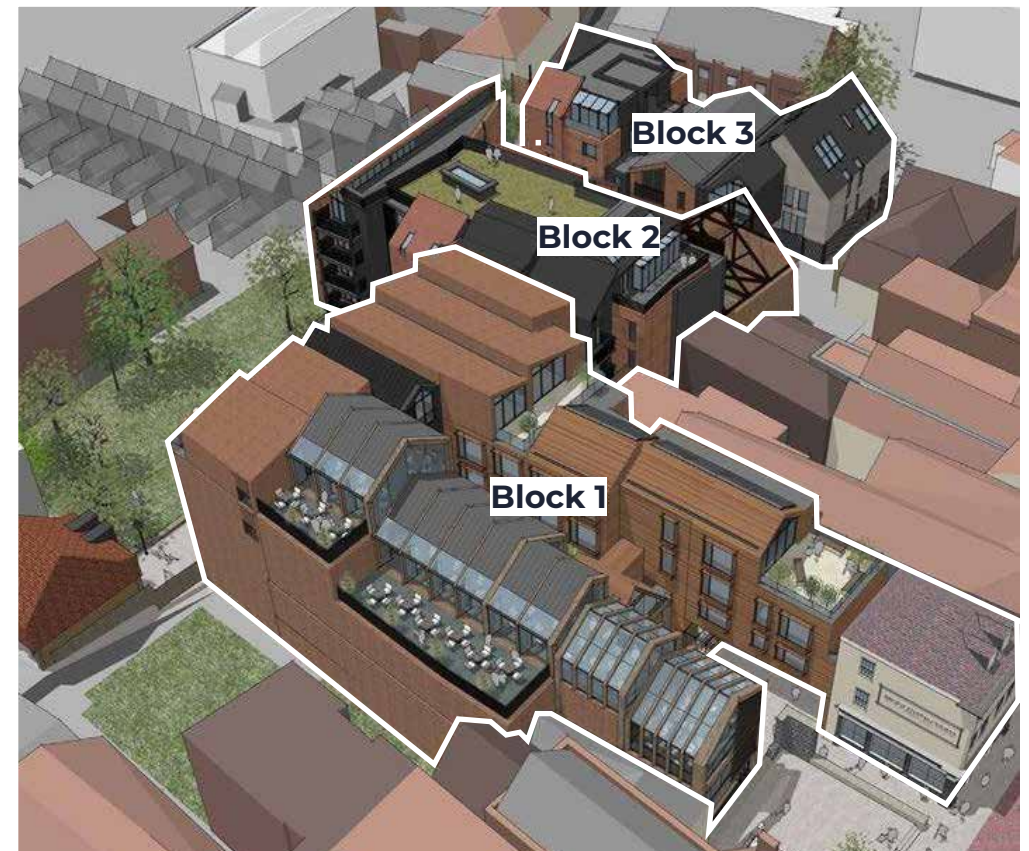
It involves partially demolishing the existing structure and constructing/refurbishing commercial spaces and serviced apartments. This section primarily features buildings with frontage along the High Street. It is noted that certain parts of the existing buildings within this area will be preserved and renovated.

## Block 2

It entails demolishing most of the existing buildings in this area, with the exception of the Forge. The Forge will be retained, but its existing roof will be removed to reveal the timber beams, creating an outdoor courtyard. A new mixed-use building will be constructed, consisting of commercial units on the ground floor and residential apartments on the upper floors.

## Block 3

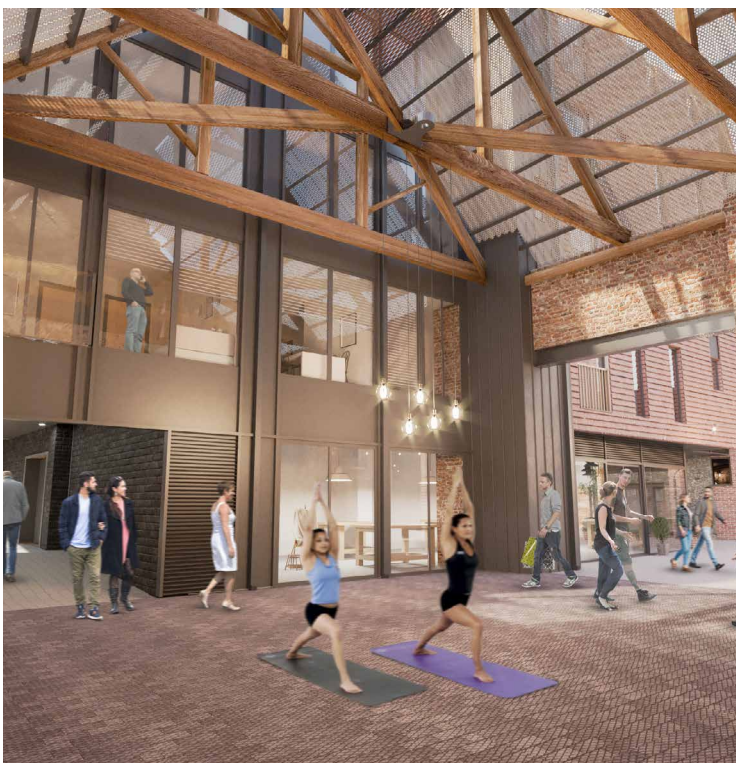
It involves constructing a new mixed-use building with ground floor commercial units and residential apartments on the upper floors. The existing building on this part of the site, formerly known as the Foundry, will be redeveloped and integrated into the new structure.





# Proposed Residential Accommodation Schedule

Private Apartments	Floor	Bed	Sq. M.	Sq. Ft.	Serviced Apartments	Floor	Bed	Sq. M.	Sq. Ft.
1	First	2B3P	66.6	717	1	First	1B2P	50.4	543
2	First	2B3P	64.1	690	2	First	1B2P	51.8	558
3	First	1B2P	50.3	541	3	First	1B2P	45.4	489
4	First	2B3P	62.8	676	4	First	1B2P	49.9	537
5	First	2B3P	67.7	729	5	First	1B2P	28.8	310
6	First	2B4P	101.3	1,090	6	First	1B2P	35.4	381
7	First	2B4P	77	829	7	Second	1B2P	57	614
8	First	2B3P	69.4	747	8	Second	1B2P	45.4	489
9	First	2B3P	61.2	659	9	Second	1B2P	55.6	598
10	First	2B3P	61.8	665	10	Second	1B2P	33.2	357
11	First	2B4P	74.4	801	11	Second	1B2P	29.5	318
12	First	2B3P	71.4	769	12	Second	1B2P	35	377
13	Second	2B3P	66.6	717	13	Second	1B2P	42.9	462
14	Second	2B3P	64.1	690	14	Second	1B2P	32.5	350
15	Second	1B2P	50.3	541	15	Second	1B2P	28.8	310
16	Second	2B3P	62.8	767	16	Second	1B2P	30.4	327
17	Second	2B3P	67.7	729	17	Third	1B2P	57	614
18	Second	3B6P	101.3	1,090	18	Third	1B2P	45.4	489
19	Second	2B4P	76.1	819	19	Third	1B2P	57.6	620
20	Second	1B2P	59.6	642	20	Third	1B2P	33.2	357
21	Second	2B4P	64.4	693	21	Third	1B2P	29.5	318
22	Second	2B3P	64.4	693	22	Third	1B2P	35	377
23	Third	2B3P	66.6	717	23	Third	1B2P	42.9	462
24	Third	2B3P	64.1	690	24	Third	1B2P	32.5	350
25	Third	1B2P	50.3	541	25	Third	1B2P	29.3	315
26	Third	2B3P	62.8	676	26	Fourth	1B2P	59.2	637
27	Third	2B3P	67.7	729	27	Fourth	1B2P	39	420
28	Third	3B6P	101.3	1,090	28	Fourth	1B2P	39.4	424
29	Third	2B4P	97.6	1,051	29	Fourth	1B2P	35.5	382
30	Fourth	1B2P	58.8	633	30	Fourth	1B2P	42.8	461
31	Fourth	2B3P	69.2	745	31	Fourth	1B2P	45.4	489
32	Fourth	1B2P	53.3	574	32	Fourth	1B2P	39.2	422
33	Fourth	3B6P	94.5	1,017					
<b>Total</b>			<b>2,291.5</b>	<b>24,757</b>	<b>Total</b>			<b>1,314.9</b>	<b>14,157</b>
					<b>Grand Total</b>			<b>3,606.4</b>	<b>38,914</b>



# Method of Sale

The property is for sale freehold by way of informal tender at a Guide Price of £6,000,000, subject to contract.

# VAT

The property is elected for VAT.

# Data Room

Further information and associated documents can be found by visiting:

[www.glpj.co.uk/HScanterbury](http://www.glpj.co.uk/HScanterbury)

# Debt Advisory

GLPG's Debt Advisory Team, **GL Capital**, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the GL Capital team on 0203 089 0695 or email [capital@glpg.co.uk](mailto:capital@glpg.co.uk).

# Contact

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# GLPG

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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