



Guide Price £860,000

Brickmakers Arms & Land Lying North of Gas Road,
Murston, Sittingbourne, Kent, ME10 3SH

- Prime Location in the Eurolink
- Secure Yard Space
- Spacious Detached Five Bed Dwelling
- Substantial Workshop Building

Location

The Property is situated off Castle Road, conveniently positioned on the Eurolink Business Park. Whilst easily accessed via Gas Road, it also has a sense of privacy and seclusion behind Saxon Shore Business Park. The Eurolink business park can now be accessed via the Staplehurst Link at junction 5 of the A249, directly linking it to the M2 and M20 motorways and Sittingbourne town centre Eurolink Way.

Sittingbourne town centre is only approx. 1 mile away which has a main line train station with the benefit of high speed links to London.

Description

The Property comprises a five bedroom house and adjacent commercial yard, and workshop.

The former Brickmakers Arms, has been converted into a five-bedroom house, providing spacious living accommodation with a generous sized rear garden and ample off-street parking. Adjacent to the house, is the yard and workshop situated within approximately 0.563 hectares (1.39 acres), and comprises a substantial steel portal framed workshop building, extending to approximately 221 sq. m (2,280 sq. ft) and is secured by 2.5 m high palisade metal fencing. The majority of the yard comprises concrete hard standing with the remainder laid to type 1.

Services

Mains electricity, Mains water and private drainage. There is no gas to the site.

Purchase price

£860,000 Freehold (with vacant possession).

In accordance with HMRC Anti Money Laundering Legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

Method of Sale

The property is offered for sale by private treaty as a whole.

Rights & Easements

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage and electricity supply and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other pipes.

VAT

Any guidance prices quoted or discussed are exclusive of VAT. In the event that a sale of the Property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Local Authority

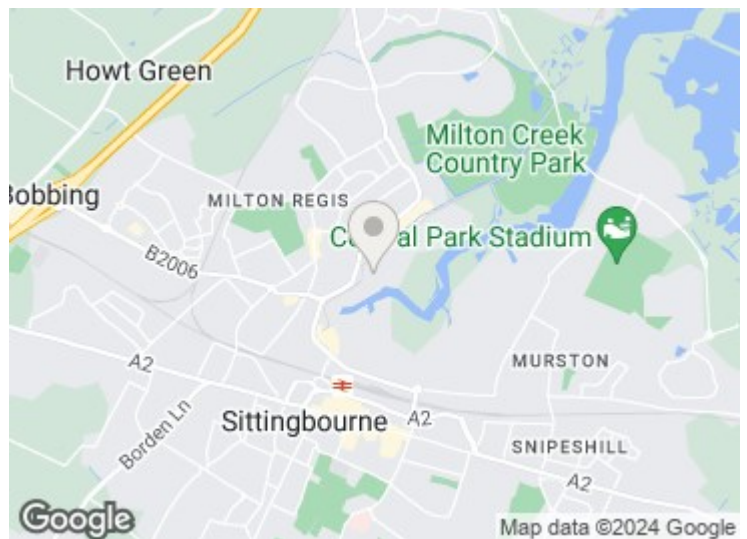
Swale Borough Council, Swale House, East St, Sittingbourne ME10 3HT. Tel: 01795 424341.



gwf
GEORGE WEBB FINN

FLOOR 1: GROSS INTERNAL AREA
TOTAL: 1,794 sq. ft. 165 sq. m.
GROSS AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport



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