



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



Guide Price £2,250,000

The Bobbing Crematorium Sheppey Way, Bobbing, Sittingbourne, Kent, ME9 8GZ

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We are delighted to offer for sale a rare investment opportunity of a property comprising The Garden of England Crematorium. The property is let to The London Cremation Company plc for a term of 99 years from 3 August 2000 at a current rent of £42,355 per year index linked. Under the Lease, an additional rent of 10% is payable in respect of gross fees received for conventional and/or green burials. The property includes approximately 6.25 hectares (15 acres) of land with planning consent for burials.

Guide Price - Guide price of £2,250,000

Tenure - Subject to the Lease dated 3 August 2000

LOCATION

The property is situated north west of Sittingbourne within the parish of Bobbing and is accessed off the Sheppey Way which runs parallel to the A249.

DESCRIPTION

The property extends to approximately 12.25 hectares (30.27 acres) and is subject to a Lease for a term of 99 years from 3 August 2000. The Tenant has the option to renew the Lease prior to the end of the Contractual Term for a further 60 years.

The current rent payable is £42,355 per year and was last reviewed with effect from 7 April 2020. The rent is reviewed in accordance with the Retail Prices Index every 5 years. The next rent review is due on 7 April 2025.

The property has planning consent (Application Number SW/98/1105) for crematorium and cemetery including Green Burials. The planning consent is dated 14 April 1999.

Under the Lease, an additional rent of 10% is payable in respect of gross fees received for conventional and/or green burials. The property includes approximately 6.25 hectares (15 acres) of land with planning consent for burials. The Tenant has not yet implemented burials at this property at this current time.

METHOD OF SALE

The Property is offered for sale by private treaty as a whole. The right is reserved to take the Property to auction or tender at a later date.

HECTARES (& ACRES)

The areas provided are for guidance only and are given without responsibility. Any intending purchaser(s) should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the areas.

FENCING & BOUNDARIES

The purchaser(s) must satisfy himself on the location of the boundaries from the Land Registry plans and the Vendor's deed plans (where available).

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.

PLANS

The plans and boundary notes provided by George Webb Finn are for identification purposes only and the purchaser(s) should satisfy himself on the location of external or internal boundaries prior to exchange of contracts.

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and Rural Property Specialists

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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