

Flexible Storage Unit & Yard  
Chaucer Farm  
Herne Bay Road  
Sturry  
Canterbury  
Kent CT3 4NG

**Guide Price £225,000**

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- A flexible storage unit and adjoining covered yard
- Three phase electricity connection
- Scope to expand existing building

**Flexible Storage Unit & Yard**  
Chaucer Farm, Herne Bay Road  
Sturry, Canterbury, Kent, CT3 4NG

A flexible commercial unit suitable for a range of uses close to Canterbury with good road access. The property comprises approximately 1,000sqft. on the ground floor plus a mezzanine extending to approximately 500sqft., with additional covered parking area immediately adjacent.

**Situated**

The property is situated at Chaucer Farm, being a semi-rural but reachable location, accessed directly from the Herne Bay Road via a private track. Chaucer Farm is located to the north of Sturry on the eastern side of Canterbury, with Canterbury offering a wide range of amenities and facilities along with good transport links. The location of the property offers easy access to the A299 dual carriageway which connects with the wider motorway network.

**Directions**

Take the A28 Sturry Road from Canterbury to the east and immediately after the level-crossing at Sturry, take the left-hand turn on to the A291 Sturry Hill and proceed along the road for approximately 1 mile and the access to Chaucer Farm then appears on the right just before Kemberland Nursery.

**Description**

The building is constructed of a steel portal frame clad in corrugated box-profile sheeting to the roof and elevations. Internally the roof has been treated with spray foam insulation. The unit benefits from a solid concrete floor and is accessed via two large sliding doors to the front of the unit, which could be enlarged if required. The ground floor area is split into two separate areas by a solid concrete blockwork wall. The first area houses a four-post vehicle lift which is to be included within the sale. To the rear of the vehicle lift is a steel staircase leading to the mezzanine providing further storage space.

The building has a three-phase electricity connection and there is also the ability to connect water to the building.

Immediately adjacent to the building is a covered parking area extending to approximately 780sqft. This area would provide the purchaser with the ability to extend the existing building subject to obtaining any necessary consents.

On the southern side of the building is a lean-to and wash bay with a further vehicle lift which is available under separate negotiation.

**Services**

Three-phase mains electric and water

**Business Rates**

The purchaser is advised to investigate the likely rateable value of the building. The building is not currently rated due to it being used by the vendor in a personal capacity.

**Planning**

The building currently has consent to be used agriculturally, but it is anticipated that this could be changed subject to obtaining consent for change of use.

**Tenure and possession**

Freehold and vacant possession upon completion of the purchase.

**VAT**

Commercial sales and lettings, release of tenancies and several other property transactions are subject to VAT and where relevant VAT is chargeable in addition to any consideration quoted.

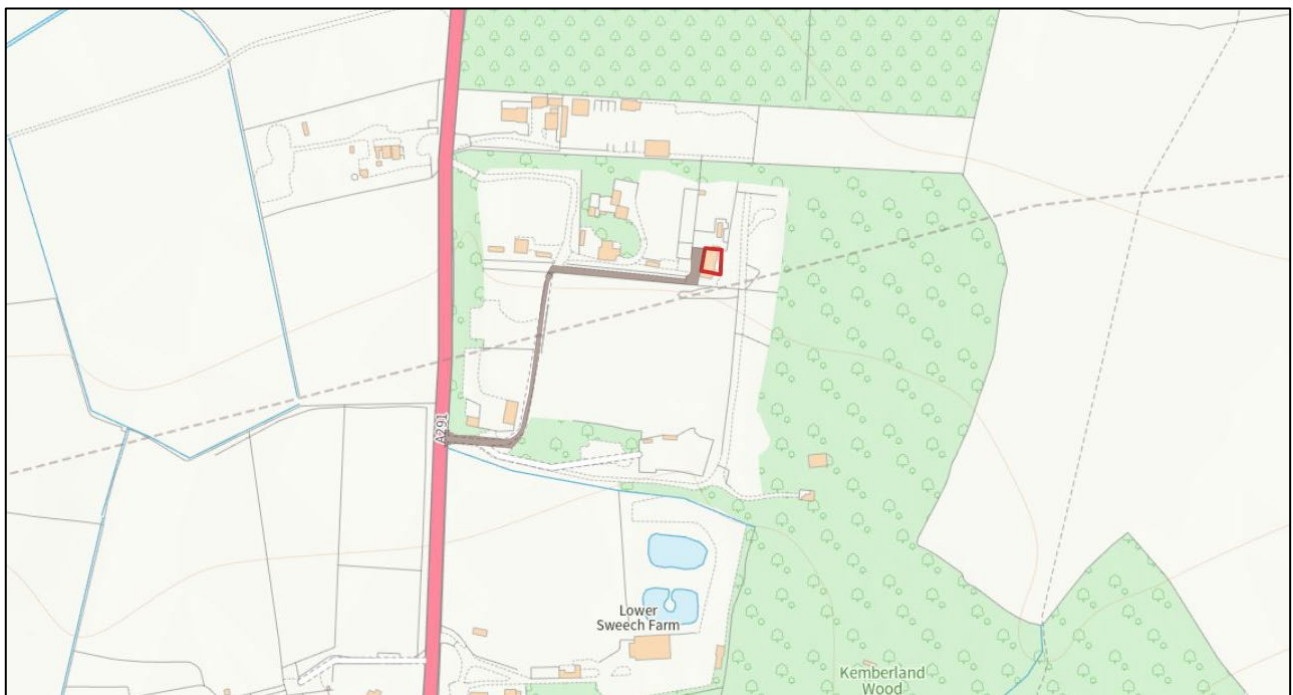
**Rights of Way & Easements**

The property is sold subject to and with the benefit of all existing covenants, wayleaves, easements and rights of way whether public or private, specifically mentioned or not.

The Purchaser will be granted a right of way along the access track through Chaucer Farm subject to contributing to the upkeep in accordance with use.

The Purchaser will be given a right to utilise any current electricity and water connections and will also have the right to access on to the adjacent land to carry out any necessary repairs.





**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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