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Felderland Lane, Worth, Deal, Kent, CT14 0BT

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Commercial Premises

Felderland Lane, Worth, Deal, Kent, CT14 0BT

Offers In Excess Of: £800,000

Freehold

A collection of flexible commercial buildings in a semi-rural yet easily accessible location with scope for redevelopment in close proximity of Sandwich.

Situation

The property is situated along Felderland Lane between the villages of Eastry and Worth with easy access to the A256 Eastry Bypass. Sandwich which is approximately 2 miles to the north offers a wide range of local amenities with Dover, 10 miles to the south and Canterbury, 14 miles to the west offering more extensive shopping facilities and a range of comprehensive and private schools. Both Canterbury and Dover offer high speed train services to London, taking 53 minutes and 66 minutes respectively. Dover Port and the Channel Tunnel provide easy access to mainland Europe.

Description:

The site which has a direct access onto Felderland Lane extends to approx. 0.17ha (0.42 acres) comprises the following buildings:

Primary building - a large multipurpose commercial building arranged over three floors with the first floor currently being used as an office and the ground floor and basement having been used for manufacturing and storage. The building is constructed of a steel portal frame with solid blockwork walls, insulated and clad in black weather board beneath a pitched and hipped tiled roof. The ground and first floors are well lit with modern Velux and double-glazed window units. There is a large access point at the front of the building and several pedestrian access points. Overall, the building offers approximately 8368 sqft of floor space.

Storage building - constructed of a timber frame with solid blockwork walls and with a rendered exterior this building has been used for general storage. The building benefits from a large opening at the front suitable for vehicular access. Overall this building provides a floor area of 1,670sqft.

Garage – including four bays with one being enclosed. The building is constructed of a timber frame clad with corrugated tin sheets to the roof and elevations. The total floor area for the garage is 94 sqft.

Externally there is a large parking area and beyond this some amenity areas laid to grass. The site affords views over farmland to the rear.

Services

Mains water and electric (three-phase) are connected, and foul drainage is via a septic tank.

Rights of Way and Easements

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

Planning

The original planning application for the buildings was granted in 1990 for a B1 use. The site offers scope for redevelopment for a range of alternate uses subject to the necessary consents being obtained. Interested parties are advised to seek further advice from the local authority regarding any planning queries.



Plan

A plan of the boundaries can be provided on request. The boundaries on this plan are indicative only and the land will be sold in accordance with the Registered Title. Plans are reproduced from the Ordnance Survey under Licence Number ES025698. The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchaser should not rely upon the statements or representations as fact and must satisfy themselves by inspection or otherwise as to the area being sold.

Tenure & Possession

Freehold and vacant possession upon completion of the purchase.

Local Authority

Dover District Council, Council Offices, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ.

Method of Sale

The land is to be offered by private treaty as a whole. The seller reserves the right to take the land to informal tender, formal tender or auction should they so desire.

VAT

Commercial sales and letting, release of tenancies and some other property transactions are subject to VAT and where relevant, VAT is charged in addition to any consideration quoted. VAT is not chargeable in this instance although the seller reserves the right to elect to tax without notice.

Purchaser Identification

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification and funds for any interested parties.

Viewing

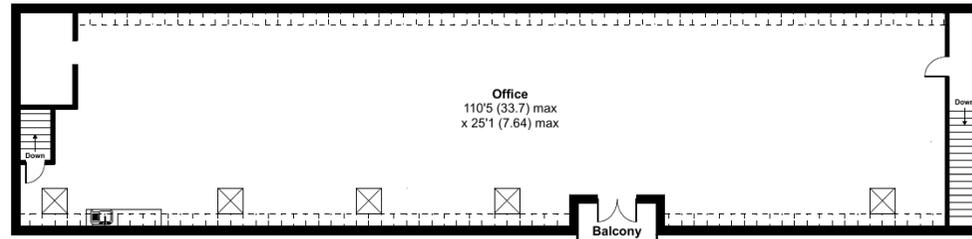
Strictly by appointment with Finn's, Sandwich tel: 01304 612147 email: sandwich@finns.co.uk

These details were produced, and photographs taken in July 2024



Approximate Area = 8368 sq ft / 777.4 sq m
 Limited Use Area(s) = 303 sq ft / 28.1 sq m
 Outbuilding = 1670 sq ft / 155.1 sq m
 Garage = 94 sq ft / 8.7 sq m
 Total = 10435 sq ft / 969.4 sq m

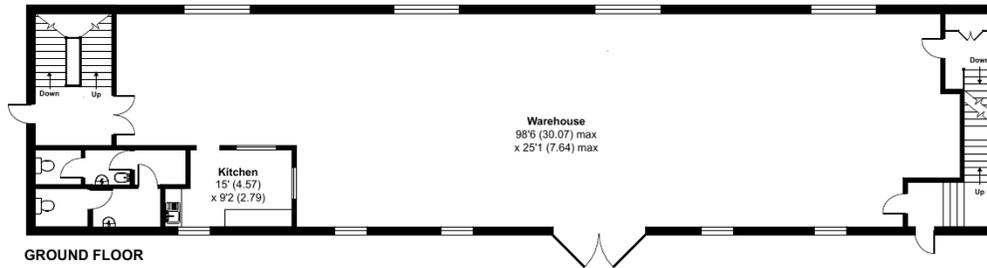
For identification only - Not to scale



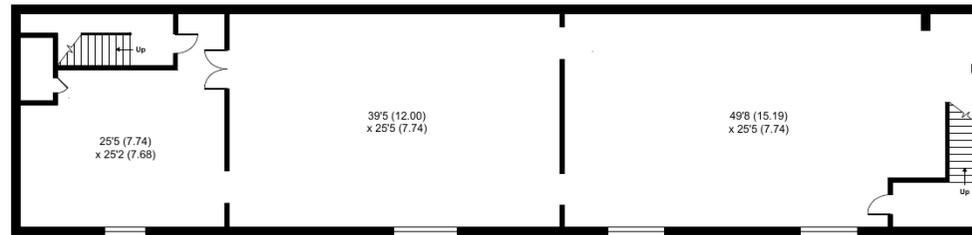
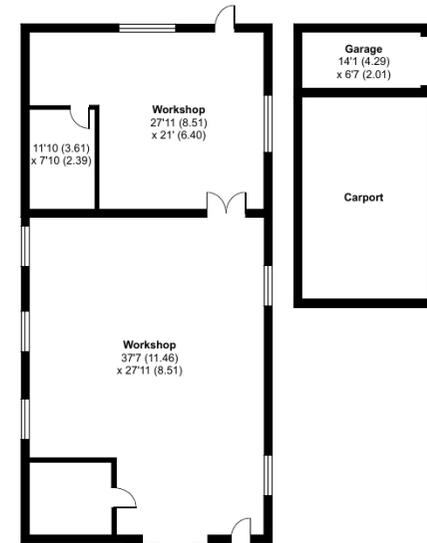
FIRST FLOOR



Denotes restricted head height



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Finns. REF: 1145131

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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