



The Old Railway Yard, Faversham

The Old Railway Yard, Station Road, Faversham, Kent, ME13 8GE

A superb opportunity to develop 32 residential units in the very heart of Faversham and immediately adjacent to Faversham train station.

Situated

The site is located centrally within the historic market town of Faversham, lying between Faversham station and the recreation ground. Faversham benefits from a comprehensive range of facilities and amenities, to include Faversham Swimming Pool, Faversham Health Centre, and the extensive recreation ground, immediately adjacent to the site. Faversham provides several educational facilities and schools catering for all ages and abilities, in both the state and private sector to include the Queen Elizabeth's Grammar School, which currently has a rating of "Outstanding" from Ofsted. Faversham is also home to Shepherd Neame, the country's oldest brewer, the renowned Macknades farm shop and café, along with the popular Refinery coffee shop and bar. The site provides immediate access on foot to Faversham station, which offers regular high-speed train services into London St Pancras taking just over an hour. The M2 motorway is easily accessible via junctions 6 and 7, providing access to the wider motorway network.

Description

Historically the site formed part of the railway sidings used by a number of local companies, most notably Shepherd Neame, more recently the site was used as a railway depot in connection with Faversham station and the wider railway network. The site extends to approximately 0.59 hectares (1.45 acres), a large proportion of which is down to hard standing, however there are no structures on site and in-depth surveys reveal no contamination issues. The site is bound to the south by the railway and to the east by the Eurocentre. A mature tree line runs along the northern boundary. Access to the site is via a private access road from Station Road.

The consented scheme comprises thirty one-bedroom and two-bedroom apartments and two two-bedroom semi-detached single story units. The layout of the site provides the purchaser with the opportunity to vary the planning consent and density of the site if desired. The design of the units is contemporary, albeit taking some inspiration from the site's historic uses and the local vernacular. Please see the Schedule of Accommodation which confirms a total gross floor area of 2,110m² (22,705 sq.ft.).

Guide Price

£1,500,000 on an unconditional basis.

Planning

The site benefits from detailed planning permission, given at the Swale Borough Council committee meeting on 18th August 2022 (Reference 21/502545/FULL), the decision notice will be available shortly along with the Section 106 agreement, the total contribution amounts to £162,204. For the avoidance of doubt there is no affordable provision to be delivered on site. The commercial building consented will be retained by the Vendors. Copies of all the documentation, along with the major reports and drawings can be supplied on request by the agent – m.chandler@finns.co.uk, alternatively, these documents are available on the Swale Borough Council website

| Accommodation Schedule | | | |
|------------------------|---------------------|-----------|--------------------|
| Unit | GIFA m ² | GIFA sqft | Accommodation Type |
| 1 | 75.9 | 816.70 | 2b4p |
| 2 | 75.9 | 816.70 | 2b4p |
| 3 | 72.8 | 783.30 | 2b4p |
| 4 | 54.7 | 588.60 | 1b2p |
| 5 | 53.7 | 577.80 | 1b2p |
| 6 | 72.4 | 779.00 | 2b4p |
| 7 | 72.8 | 783.30 | 2b4p |
| 8 | 72.8 | 783.30 | 2b4p |
| 9 | 54.7 | 588.60 | 1b2p |
| 10 | 53.7 | 577.80 | 1b2p |
| 11 | 72.4 | 779.00 | 2b4p |
| 12 | 72.8 | 783.30 | 2b4p |
| 13 | 72.8 | 783.30 | 2b4p |
| 14 | 54.7 | 588.60 | 1b2p |
| 15 | 53.7 | 577.80 | 1b2p |
| 16 | 72.4 | 779.00 | 2b4p |
| 17 | 72.8 | 783.30 | 2b4p |
| 18 | 72.8 | 783.30 | 2b4p |
| 19 | 54.7 | 588.60 | 1b2p |
| 20 | 53.7 | 577.80 | 1b2p |
| 21 | 72.4 | 779.00 | 2b4p |
| 22 | 72.8 | 783.30 | 2b4p |
| 23 | 72.8 | 783.30 | 2b4p |
| 24 | 54.7 | 588.60 | 1b2p |
| 25 | 53.7 | 577.80 | 1b2p |
| 26 | 72.4 | 779.00 | 2b4p |
| 27 | 72.8 | 783.30 | 2b4p |
| 28 | 72.8 | 783.30 | 2b4p |
| 29 | 54.7 | 588.60 | 1b2p |
| 30 | 53.7 | 577.80 | 1b2p |
| 31 | 72.4 | 779.00 | 2b4p |
| 32 | 72.8 | 783.30 | 2b4p |

www.pa.midkent.gov.uk. As part of the development the Purchaser is required to enter into a Basic Asset Protection Agreement (BAPA) with Network Rail.

Services

All major services are either connected to the site or located within close proximity and the Purchaser will be provided appropriate rights to run services along the retained access road out to Station Road. None of the existing services have been checked or tested.

Plans

Any plans contained within these particulars are indicative only and the property will be sold in accordance with the registered title. Interested parties are to satisfy themselves with the physical boundaries on-site. The plans cannot be reproduced without consent from the original author.

Tenure

Freehold with vacant possession provided on completion.

Covenants, Easements, Wayleaves and Rights of Way

The property is being sold subject to any existing covenants, easements, wayleaves and rights of way whether disclosed or not. Appropriate rights will be granted to the purchaser relating to access and the laying of services along the section of access track to be retained by the Vendor, subject to the Purchaser covenanting to pay a fair proportion of the maintenance costs.

Network Rail have reserved various rights of access across the site to reach the double access gates to the railway and the phone mast in the north-eastern corner of the site. These access rights have been incorporated within the site layout and should therefore not pose any onerous intrusion.

Copies of the HM Land Registry titles can be found within the information pack.

Value Added Tax

The vendors have elected the land for tax which will be charged in addition to the purchase price.

Method of Sale

The site is offered for sale by private treaty. The sellers reserve the right to take the land to informal tender, formal tender or auction, should they so desire.

Viewing

Strictly by confirmed appointment with Mark Chandler on 01304 612147 - m.chandler@finns.co.uk

Local Authority

Swale Borough Council – 01795 417850 - www.swale.gov.uk

Client Identification

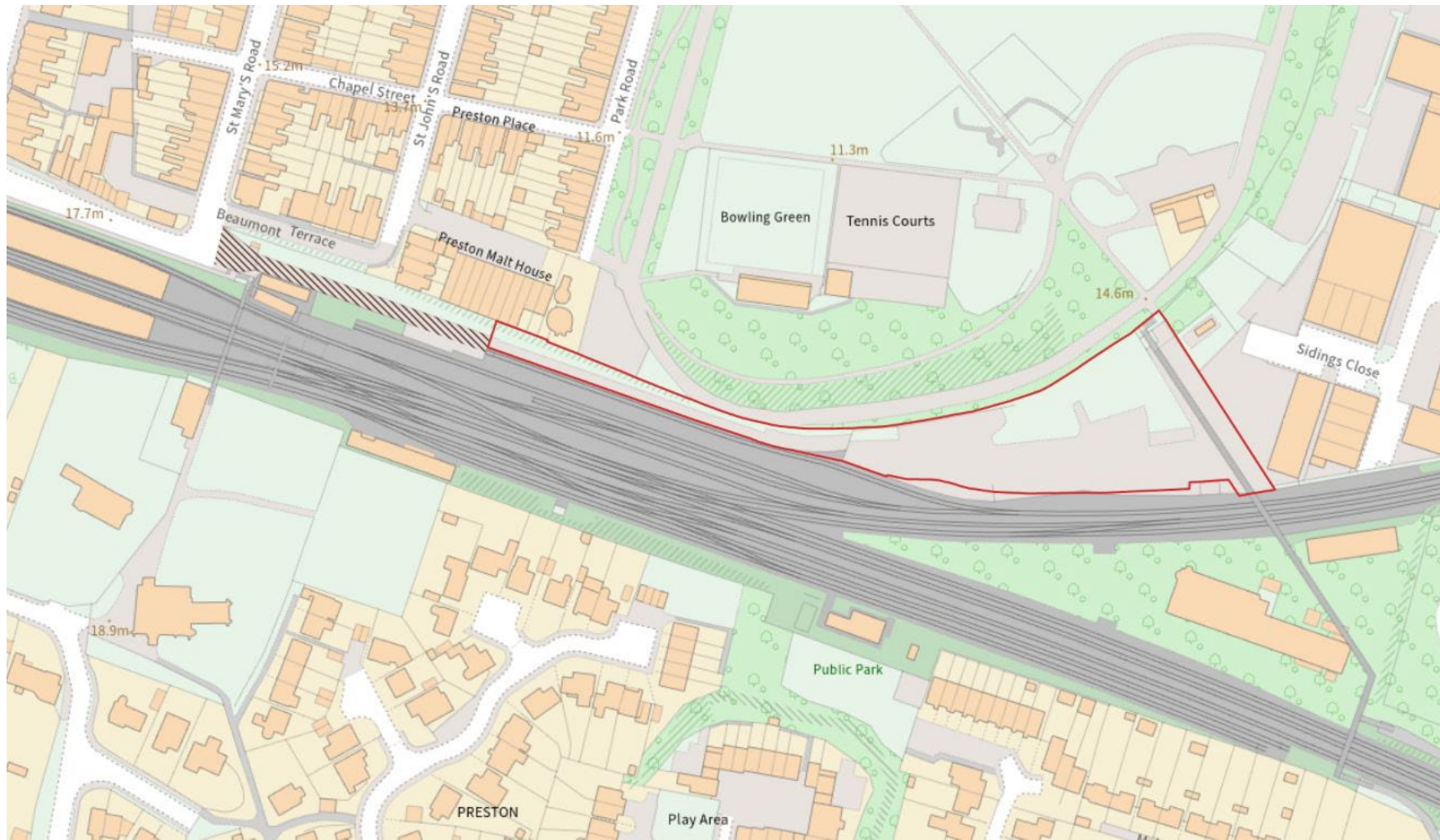
In accordance with Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers.

Health and Safety

Agent's Note:

1. 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.
2. The Agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.
3. The particulars of this property were produced in September 2022.





Not to Scale

Consumer Protection Regulations: We have not carried out a survey and are not in a position to express a view on the condition of any property which we are offering for sale. Messrs. Finn's for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Finn's has any authority to make or give any representation or warranty whatever in relation to this property. Details were updated in September 2022.

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Lettings: 01227 452111

FINN'S SANDWICH
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Sandwich
Kent CT13 9BY
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
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