

# HERNE BAY, KENT

RECLER COUNTRY PARK CAMPSITE, CT6 6SU

RECULVER LANE, HERNE BAY



## LOCATION

The site lies adjacent to the Reculver Towers monument site and close to local amenities, including cycle routes; the beaches; HatHats Coffee at the Reculver Centre, and the King Ethelbert pub. The site is accessed via Reculver Lane.

The site is adjacent to the schedule ancient monument, Reculver Towers. Part of the site is therefore restricted to recreational use only (the ground cannot be disturbed due to archaeological remains), and whilst it would be included in the lease demise, that part of the site is not suitable for camping or glamping pods.

## DESCRIPTION

The site has a number of vacant buildings on the site which were previously used for toilets/washrooms, office and storage and a former laundry block. The site has the following area split,

Open Land (Camping)	3.22 ha	7.96 acres
Open Land (Recreational land)	1.52 ha	3.72 acres
<b>Total</b>	<b>4.74 ha</b>	<b>11.71 acres</b>

## TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

## RENT

We have been instructed to **invite offers** for the land.

## PLANNING

The site can only be used for camping/glamping with recreational space.

## VAT

VAT will be payable if applicable.

## VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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