



**FOR SALE ON THE INSTRUCTIONS OF KENT COUNTY COUNCIL  
RESIDENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO THE APPROPRIATE CONSENTS)  
EXISTING PLANNING PERMISSION FOR ASSISTED LIVING SCHEME \***

**0.63 Acres (0.255 Hectares)**

**FREEHOLD**

**LAND AT ST. STEPHENS WALK, ASHFORD, KENT TN23 5BA**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



## LOCATION:

The site is located in a prominent position in an established residential area. The site is on a bus route and hence there is ready access to Ashford Town Centre, with its mainline / international stations. Local facilities include a Health Centre, a Youth Centre and large areas of open space with playground facilities.

The Channel Tunnel / national motorway network is similarly within easy reach.

## DESCRIPTION:

The site originally formed part of a larger site, formerly used as a Social Education Centre, which has since been demolished and part of the site has been developed for an Extra Care Supported Housing Scheme.

The balance of the site, as edged red on the site plan included within these agency details, extends to approximately 0.63 acres (0.255 ha) and is now available for development subject to the necessary planning consents. Please note we understand that the vehicular access for the development of the site needs to be via a new access directly from the public highway, as illustrated by the existing planning permission.

The purchaser will be responsible for all necessary works to prepare the site for redevelopment.

## ACCOMMODATION:

0.63 acres (0.255 hectares) development site.

## TERMS:

The site is to be sold in its existing state with vacant possession. Expressions of Interest are invited from interested parties for a purchase of the freehold of the site. Such Expressions of Interest are to indicate the basis of that interest and the nature of the intended development. All options will be considered ranging from early outright sale to a subject to planning disposal. From the interest received, interested parties will be invited to submit formal offers for the site.

## PRICE:

Expressions of Interest are sought for the freehold. The site is to be offered by way of informal tender on a date to be advised.

## LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

## PLANNING & BUILDING REGULATIONS:

The site is considered to be appropriate for residential development, subject to the necessary consents, given its location and the consent given for both the Assisted Living Scheme on this site (see below) and the adjoining Supported Housing Development.

\* Planning permission was granted in July 2019 for a two storey living facility providing 16 ensuite bedrooms with communal facilities for profoundly disabled adults and 6 apartments for staff accommodation. Full details available on Ashford Borough Council's website under Planning Application No. 18/00608/A5.

It is the responsibility of the purchaser to satisfy themselves as to the future potential of the site to accommodate their intended development in putting forward any offer.

## BUSINESS RATES:

Not applicable - development site.

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## EPC:

An EPC is not required as the property is being sold for redevelopment.

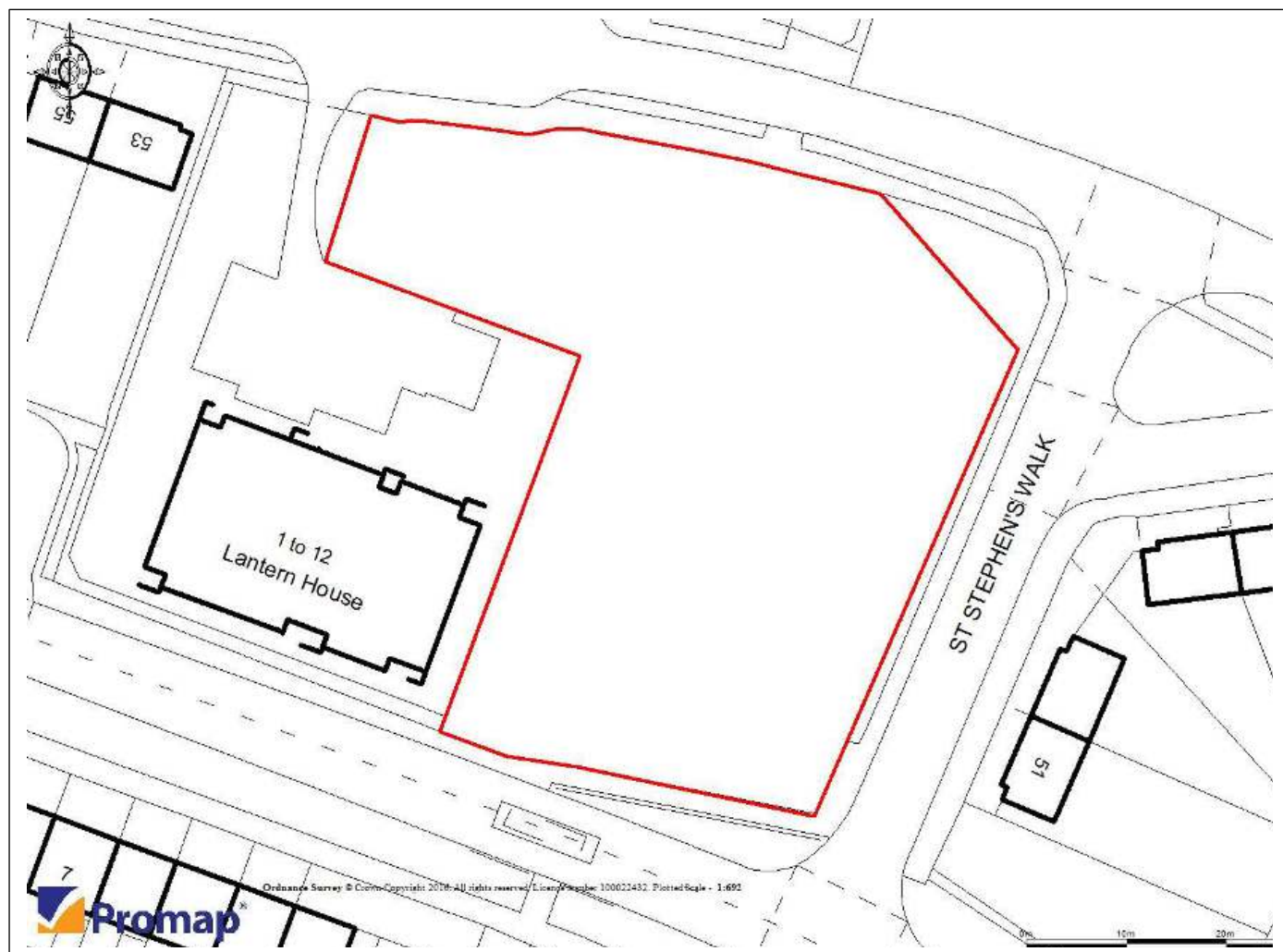
## VIEWING:

Inspection is strictly by appointment with the Sole Agent Harrisons. The site can be viewed from the public highway but under no circumstances should prospective purchasers trespass onto the site.

Mr Brian Cox  
01634 265900  
bcoc@harrisons.property

Ref: 24/06/20 / BPC / 2096

## INDICATIVE SITE PLAN



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Maidstone Office: 6 Kings Row, Armstrong Road, Maidstone, Kent ME15 6AQ  
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Adjacent Supported Housing Scheme



View Across Development Site



Adjacent Public Open Space

**IMPORTANT NOTICE** Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

**1** These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

**2** Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

**3** Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

**4** Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

**5** The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

**6** No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

**7** All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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