

BY DIRECTION OF KENT COUNTY COUNCIL

FIVE REDUNDANT HIGHWAY DEPOTS

Located in Faversham, Harrietsham, High Halden, Sandwich and Sturry KENT



REDEVELOPMENT POTENTIAL
(SUBJECT TO PLANNING CONSENT)

FOR SALE AS A WHOLE OR IN SEPARATE LOTS
BY INFORMAL TENDER

Totalling 5.612 Hectares (13.86 Acres)

Offers by 24th November 2006

CLUTTONS

KENT HIGHWAY DEPOTS



MARLEY ROAD,
HARRIESHAM, KENT



HIGH HALDEN,
ASHFORD, KENT



LONDON ROAD,
FAVERSHAM, KENT



STAINES HILL,
STURRY, KENT



ASH ROAD,
SANDWICH, KENT

METHOD OF SALE

The sites are being offered for sale by Informal Tender, separately or together, or as a combination of Lots. Offers may be made conditional upon obtaining planning consent, unconditionally and unconditional subject to overage on gaining planning consent for alternative use.

Offers submitted conditionally upon planning consent or with overage subject to planning consent should clearly state the form of development envisaged and net lettable or net sales area expressed in sq ft or sq m (the vendors will need to consider the practical viability of these proposals in reaching their decision).

The further Information Pack includes the Form of Tender. Offers are required to be submitted by 12 noon Friday 24th November 2006.

TENURE

All the sites will be offered freehold with vacant possession and subject to contract.

HIGHWAY DEPOT – ASH ROAD, SANDWICH, KENT

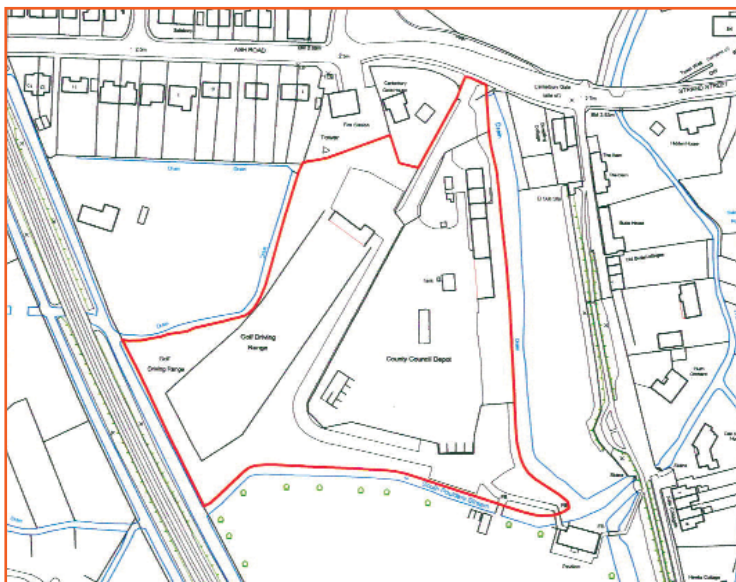
About 2.078 hectares (5.13 acres).



LOCATION

The site is situated on the edge of the historic town centre with part overlooking the picturesque cricket ground (The Butt Recreation Ground). The site is predominantly to the rear of Sandwich Fire Station and residential properties, surrounded by water courses on three sides. Situated close to the town centre, the site is within walking distance of many of the boutiques, eateries and amenities that Sandwich has to offer, along with a pleasant town green, with its public slipway onto the River Stour.

Canterbury City Centre is about 12 miles to the east via the A257, providing easy access onto the M2, with good links to the Medway Towns and Thanet.



DESCRIPTION

The site, irregular in shape, extends to about 2.078 hectares (5.13 acres) and comprises the Highways Depot with three buildings and a concrete secured yard, a car park for the cricket ground to the south and a disused golf driving range to the west.

The main concrete building extends to approximately 433 sq m and in addition, there are two smaller buildings extending to approximately 376 sq m and 175 sq m, with centre yard storage of about 760 sq m. To the south, there is a small car park held on a licence by the cricket ground for 12 months determinable by 3 months written notice, with a right of way over the metalled approach road.

The former golf driving range to the west has a derelict building and the land extends to approximately 0.86 hectares (2.13 acres), with some parking to the north.

PLANNING PERMISSION

The site is specifically excluded from the settlement boundary of the town and the western half (former golf driving range) is identified as open space/recreation area. The whole of the site falls within a Conservation Area and in common with all surrounding land, is identified as an area within the flood plain. The local authority, verbally, have suggested a need for a small number of coach parking spaces for coach visitors to the town, which might be reserved on part of the land as a "planning gain". Prospective purchasers should make their own enquiries with the local authority to clarify the current position.

SERVICES

We understand from the vendor that mains water, gas, electricity and drainage are available, but prospective purchasers should make their own enquiries.

LOCAL AUTHORITY

Dover District Council – Tel: 01304 821199

DIRECTIONS

From Canterbury, take the A257 east past Ash, towards Sandwich and proceed over the roundabout junction with the A256 towards Sandwich. Proceed over the railway bridge and about 50 yards past the fire station, the entrance to the Highways Depot will be found on the right hand side.

PRESTON FORGE HIGHWAY DEPOT - LONDON ROAD, FAVERSHAM, KENT

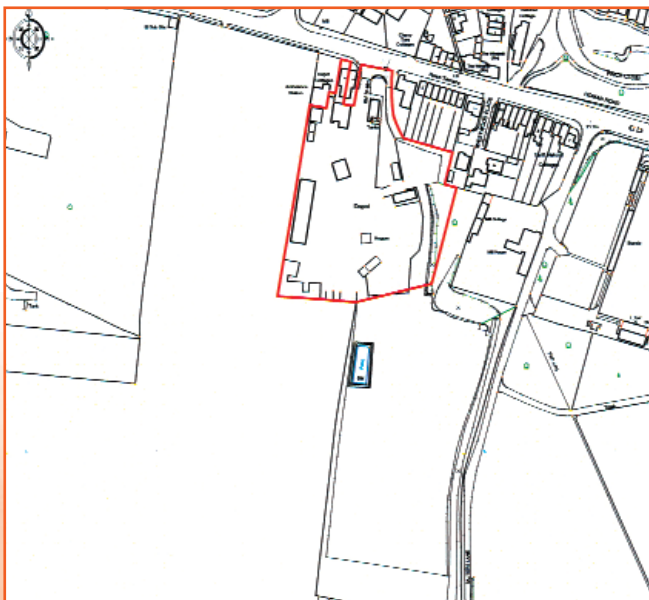
About 0.75 hectares (1.85 acres)



LOCATION

The property lies to the west of Faversham town centre, a popular and attractive centre with many Period buildings and a picturesque creek. The site lies to the south of the London Road, adjacent to Rose Terrace and opposite a recent development by Crest Nicholson. The site benefits from easy access onto the M2 via junction 6 which is about 2 miles to the south west. The property backs onto a recycling area which is being retained by the vendor.

Ashford town centre, with the International Railway Station providing excellent links to Europe, is about 9 miles to the south and Maidstone town centre is about 15 miles to the west; Canterbury city centre is about 8 miles to the east via the A2. The popular seaside resorts of Whitstable, Ramsgate and Margate are within easy reach of the site.



DESCRIPTION

The site is irregular in shape and extends to about 0.75 hectares (1.85 acres). Adjacent to the entrance is a pair of Victorian cottages, of which the nearest one to the entrance is vacant. The vacant cottage may be purchased in addition at a separate price.

The front portion of the site is currently used as a working depot, consisting of a number of pre-cast brick and block buildings and hardstanding. The buildings are as follows:

Reception building of about 75 sq m

Weighbridge building of about 111 sq m

Small lock up stores of about 24 sq m

Storage building of about 236 sq m

(Measurements are gross external).

The eastern boundary backs onto residential units 'Rose Terrace', with the same boundary backing onto Westwood Place and Mill Cottages, where the boundary rises steeply and is wooded. Flanking the boundary to the west is farmland and the southern boundary backs onto a local authority waste transfer area.

ACCESS RESERVATION

Kent County Council is retaining the rear land and require a vehicular and pedestrian access through the site, unless alternative access can be provided. Interested purchasers should assume the retention of an access, although the exact route is open for discussion.

PLANNING PERMISSION

We have not made any enquiries with Swale Borough Council, however, part of the site falls within the defined settlement boundary for Faversham, but is not currently allocated or identified for any specific use.

All interested parties should make their own enquiries with Swale Borough Council.

SERVICES

We understand from the vendor that mains water, electricity and gas are available, with drainage being by way of a septic tank. Prospective purchasers should make their own enquiries with the statutory bodies.

LOCAL AUTHORITY

Swale Borough Council – Tel: 01795 424341

DIRECTIONS

From Sittingbourne, follow the M2 and at junction 6 take the turning to Faversham. At the T junction, turn right onto Preston Road and the site will be found about 1km on the right hand side, opposite the Crest Nicholson development.



LOCATION

The site enjoys extensive road frontage to the A28, about 3 miles east of Canterbury, on the eastern outskirts of Sturry.

The site backs onto open farmland and is flanked by residential properties.

DESCRIPTION

This is an irregular shaped site extending to about 1,304 hectares (3.22 acres), located on the northern side of the A28, with excellent road frontage. The site has natural hedging on three sides, with a telecommunication mast in the south western corner, which is held on a lease from Kent County Council. The site has been used for open storage but has remained mainly vacant in the past few years.

PLANNING PERMISSION

We have not made any enquiries with Ashford Borough Council but we understand that the site lies outside any settlement boundary but some infill development has occurred along the A28. All interested parties should make their own enquiries with Canterbury City Council regarding planning issues.

SERVICES

We understand from the vendor that mains gas, electricity, water and drainage are available in the highway but prospective purchasers should make their own enquiries with the statutory bodies.

LOCAL AUTHORITY

Canterbury City Council – Tel: 01227 862000

DIRECTIONS

From Canterbury, head in a north easterly direction along the A28 towards Sturry and Margate. The property lies on the edge of the village, on the left hand side.



HIGHWAY DEPOT - MARLEY ROAD, HARRIETSHAM, KENT

About 0.23 hectares (0.57 acres)



DESCRIPTION

The site extends to about 0.23 hectares (0.57 acres) and is triangular in shape, located on the southern side of Marley Road which runs parallel to the Ashford Road (A20). Located a short distance away from the attractive Harrietsham church, with open countryside surrounding, and the village centre. The site is surrounded by a small residential estate, consisting of bungalows to the south west, with further large detached housing with large gardens on the other boundaries.

The site is currently vacant but was previously used as a material depot and is screened on all sides by natural hedging and trees. There is a Right of Way over the land in favour of Seaboard and the electricity sub station is registered to Seaboard in a separate title.



LOCATION

The property is located about 6 miles south east of Maidstone, on the eastern outskirts of Harrietsham, approached by a country lane which runs parallel to the A20. Harrietsham is an attractive village straddling the A20, close to the North Downs. There is a village shop and post office, with further village facilities located in nearby Lenham.

Junction 8 of the M20 is about 3 miles away to the north west, providing easy access to London and the Channel Ports. Ashford town centre, with its International rail link to Europe, is about 12 miles to the south west.

PLANNING PERMISSION

We have not made any enquiries with Maidstone Borough Council but we are aware that the site falls within the village boundary of Harrietsham, where minor residential infilling is permitted; all prospective purchasers should make their own enquiries with Maidstone Borough Council regarding planning issues.

SERVICES

We understand from the vendor that the site does not benefit from any main services but we are led to believe that these are available within the highway. Prospective purchasers should make their own enquiries with the statutory bodies.

LOCAL AUTHORITY

Maidstone Borough Council – Tel: 01622 602000

DIRECTIONS

From Maidstone, proceed towards Harrietsham along the A20 and just before the railway bridge, turn left into Church Road. Continue along this road past Harrietsham church and the Highway Depot will be found on the right hand side just past Mercer Drive.

HIGHWAY DEPOT - ASHFORD ROAD, HIGH HALDEN, ASHFORD, KENT

About 1.25 hectares (3.09 acres)



LOCATION

The site is located adjacent to the A28 on the western outskirts of High Halden, noted for its picturesque green. Two residential development schemes have been carried out near the village green in recent years. The site adjoins a reclamation yard, private dwellings and to the west, a converted, substantial house used as offices. It backs onto open countryside – the Kent Weald – with a pleasant, long distant outlook.

The attractive country town of Tenterden is about 3 miles distance; a London commuting service is available at Headcorn (about 60 minutes) and Ashford is about 8 miles to the east, with its International Station. Maidstone is about 16 miles north west.

PLANNING PERMISSION

We have not made any enquiries with Ashford Borough Council but we are aware that the village is not subject to any defined settlement boundaries and the site is identified in the Local Plan as suitable for employment use.

We would advise that all interested parties should make their own enquiries with Ashford Borough Council regarding planning issues.

SERVICES

We understand from the vendor that mains water, gas, electricity and drainage are available but prospective purchasers should make their own enquiries with the statutory bodies.

LOCAL AUTHORITY

Ashford Borough Council – Tel: 01233 331111

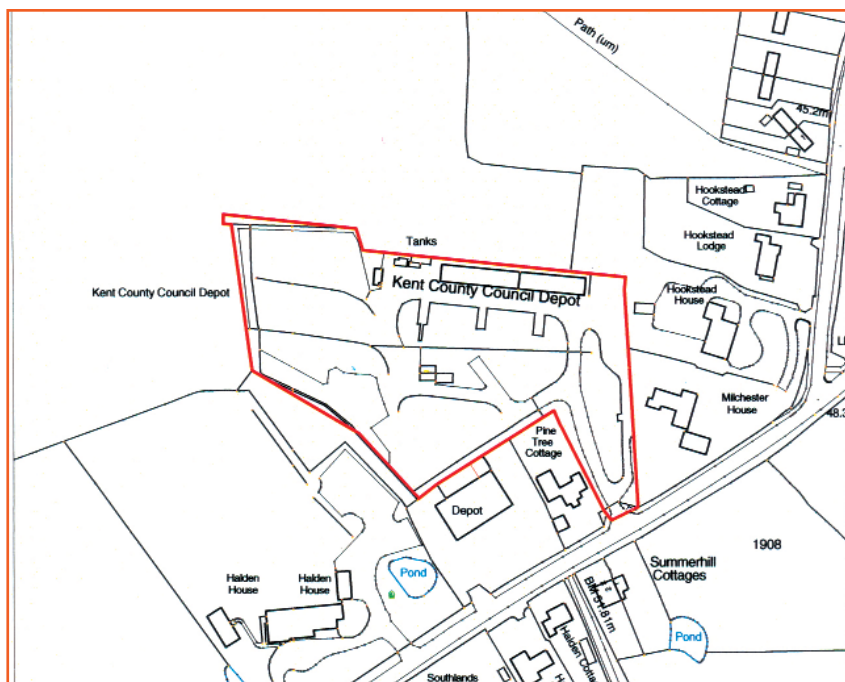
DIRECTIONS

From Maidstone, travel south on the A274 towards Tenterden and turn left at the junction with the A28 towards Ashford. The entrance to the property will be found on the left hand side, just before the 40mph limit sign to the village.

DESCRIPTION

The site is irregular in shape and extends to about 1.25 hectares (3.09 acres) and is a backland site with a restricted vehicular access. The site is split level and has mainly been used for storage purposes. There is a single block rendered building measuring about 58m x 7m externally. The site is divided into two by separate gates, on two different levels, with the lower site extending to about 0.5 hectares (1.44 acres) and containing various loading bays.

KCC intends entering into a lease with Commercial Concerns UK Ltd from the date of planning permission being granted for a training centre for building apprenticeships only, for a term of 12 months outside section 24 -28 of Part II of the Landlord and Tenant Act 1954. The tenant will be responsible for keeping the property and boundary fence in good tenable repair.



VIEWING

The properties can be viewed in reasonable daylight hours by prior appointment.
Please contact either:

Mark Collins

tel: 01622 756000.

mark.collins@cluttons.com

Sarah Mason

tel: 01622 756000.

sarah.mason@cluttons.com

FURTHER INFORMATION

Information Packs in respect of each Lot are available at a charge of £20 each or £50 for the five packs, relating to each depot. The charges are inclusive of VAT. The packs will include a copy of the Title Deeds and relevant information. Cheques should be made payable to Cluttons LLP.



www.cluttons.com

PARTICULARS

- i) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract;
- ii) all descriptions, dimensions, reference to the 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) any plans or schedule of areas are based on the Ordnance Survey national Grid Sheets, as revised by the Agents and are published for identification purposes only;
- iv) neither Cluttons nor any of its employees has any authority to make or give any warranty whatever in relation to this property
- v) no responsibility will be accepted for any expenses incurred by prospective purchasers or their agents; please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase;
- vi) Floor plans and photographs are for illustration purposes only. Fixtures and fittings shown in this way do not necessarily mean that they are included in the sale.