

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Units G & J, Sidelands Farm Little Olantigh Road, Wye, Kent TN25 5DQ

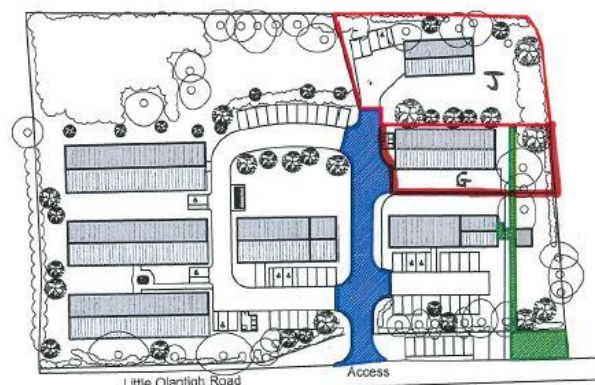


RURALLY LOCATED WORKSHOP/OFFICE ACCOMMODATION/REDEVELOPMENT OPPORTUNITY

FOR SALE

- Immediate availability
- Rural location
- Built space approximately 1,700 sq.ft.
- External Hardstanding
- Scope to build new unit
- Circa 0.5 acre

Price: £100,000 to £300,000 + VAT



STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

Sidelands Farm is located on the eastern side of Little Olantigh Road just north of its junction with Coldharbour Lane, approximately ¾ mile due east of Wye village centre.

Wye, a village of approximately 2,500 inhabitants, is located some 4 miles north-east of Ashford and benefits from good communications via the A28 and a mainline railway which connects to the HS-1 fast service to London. It is a busy and thriving village with many established trades.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

Plots G & J Sidelands Farm total approximately half an acre. Unit G comprises a clear concrete slab. The ruined building on it, which had a footprint of approximately 2,200 sq.ft. in total, had the benefit of consent to be refurbished to provide covered car parking, however our client has recently made a further application to redevelop this building to provide two-thirds of workshop/office accommodation and one-third of covered car parking. This consent is pending.

The steel portal framed building forming some 1,700 sq.ft. of accommodation on plot J, whilst being perfectly usable, is probably now ready for refurbishment but currently has an eaves height of some 11ft 2in rising to an apex of 17ft 4in and benefits from an area of concrete hardstanding immediately to the front of the up-and-over door.

The remainder of the Sidelands Farm site has been sold to two other occupiers who are in the course of redeveloping their individual premises, and our client will be providing new 3-phase electrical supplies to each site in addition to comprehensive access roads and the like. Planning application 21/00496/AS covers this site. Further details on request.

ACCOMMODATION

| | | |
|--------|-----------------|---------------------|
| Plot G | Site | 0.2 Acre (approx.) |
| | Former Building | 2,200 sq.ft. |
| Plot J | Site | 0.33 Acre (approx.) |
| | Building | 1,690 sq.ft. |

SERVICES

Mains water and electricity including a 3-phase supply will be connected to each plot. Drainage will be to a private system.

BUSINESS RATES

The site is currently assessed as agricultural and accordingly does not have a business rating assessment. This will be revised upon first occupation.

TERMS

Plot G is available at £100,000 + VAT and Plot J is available for £200,000 + VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Building J is assessed as having an energy efficiency rating of 86 (band D). Certificate and Report can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900