

# Stafford Perkins

CHARTERED SURVEYORS

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[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

## Surplus Timber Store & Yard, Nickley Wood, Shadoxhurst, Ashford, Kent TN26 1LZ

W3W: [broadens.disengage.gestures](https://www.broadens.disengage.gestures)



### RURALLY LOCATED WORKSHOP WITH YARD

### FOR SALE

- Circa 2,000 sq.ft.
- 13ft eaves, 21ft apex
- 3-phase electricity
- 4,400 sq.ft. hardstanding yard area

**Price: Offers sought in the region of £250,000**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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

The surplus timber store is located on the southern side of Nickley Wood Road, just north of its junction with Church Lane approximately ¾ mile south-east of Shadoxhurst, a small village of approximately 1,000 inhabitants which lies some 4 miles south-west of Ashford. This is a remote rural location not suited to heavy industrial, but has long been connected with the timber products industry and would be suitable for that and related uses.

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 can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

This site of approximately 0.15 acre comprises a steel framed workshop/warehouse of a little over 2,000 sq.ft. having a trussed steel roof under a single skin asbestos fibre cement roof with single skin profiled steel cladding to side and end elevations. There is a steel roller-shutter door to the front elevation some 16ft wide to 12ft high, while the building has an eaves height of some 13ft rising to an apex of 21ft between the trusses. There are WC facilities in one front corner and a fire escape to the rear elevation.

Externally there is hardstanding to the front of the unit totalling a little under 4,400 sq.ft.

The site boundaries are well delineated and securely fenced with a secure gate to the front elevation.

## ACCOMMODATION

Workshop/Warehouse            2,025 sq.ft.

Remaining site area: circa    4,400 sq.ft.

## SERVICES

Mains water and a 3-phase supply of electricity are connected to the site.

## BUSINESS RATES

The property will need to be re-assessed upon division from the remaining site and we estimate that the Rateable Value will be in the order of £8,700.

The uniform business rate multiplier for the year 2025/26 is 49.9p.

## TERMS

The property is available freehold with vacant possession upon completion. Offers are being sought in the region of £250,000. It is not believed that VAT is applicable to the sale price.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

Results awaited.

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.

## ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for purchasers.