

Callum Park

Basser Hill, Lower Halstow, Sittingbourne, ME9 7TY



FORMER STABLE YARD WITH STORAGE UNIT FOR SALE / TO LET

Callum Park

Basser Hill, Lower Halstow, Sittingbourne, ME9 7TY

Key Features

- All Enquiries
- Potential for alternative employment or community use (subject to planning permission)
- Current use classification is as an Equestrian School
- Storage unit approx. 1,550 sq ft
- Disused sand arena and stables
- Use must be compliant with adjoining development scheme

Location

The site is located in a rural setting on the outskirts of Lower Halstow, a village located to the northwest of Sittingbourne. It is accessible via a gated private driveway off Basser Hill. The site is situated adjacent to Callum Park custom build residential development which is currently under construction.

Description

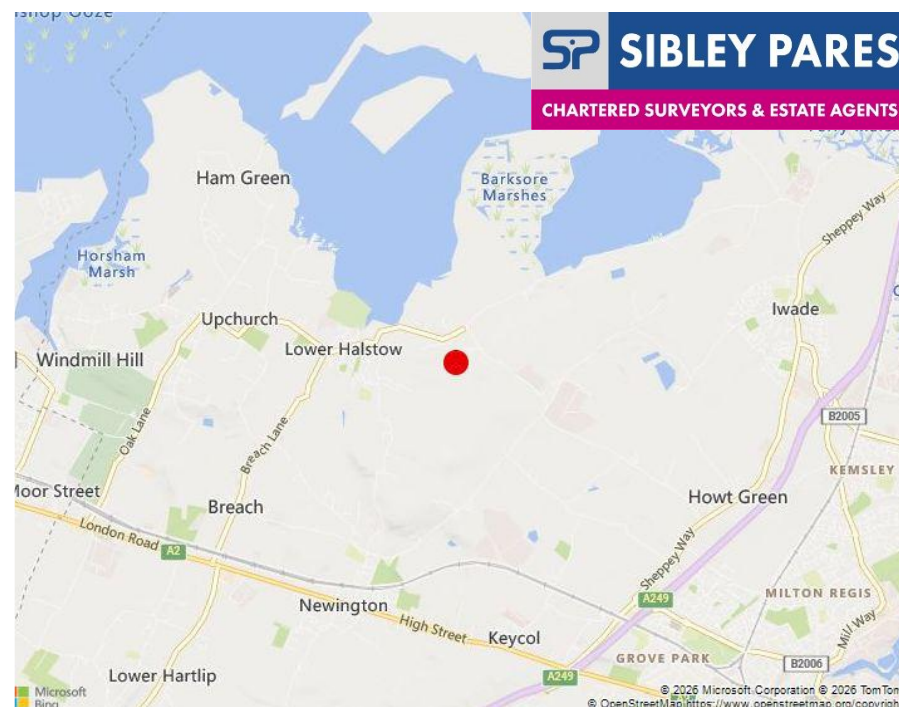
Comprises a disused stable yard with sand arena and storage unit. The external areas surrounding the storage unit and stables comprise a mix of hard surfacing, the sand area is surrounded by gravel/loose stone surfacing. The stables are in need of some repair.

Accommodation

The storage unit extends to approximately 143 sq m (1,550 sq ft) based on GIA.

The stables extend to approximately 184.5 sq m (1,986 sq ft) based on GIA.

The overall site extends to approximately 0.50 Acres (21,667 sq ft) based on GEA.



Indicative plan – available area edged in blue

Callum Park

Basser Hill, Lower Halstow, Sittingbourne, ME9 7TY



Planning

The site benefits from lawful equestrian use under a Lawful Development Certificate (Ref: 24/502829/LDCEX), which confirms its use in accordance with the extant planning permission for the overall site (Swale Ref. 22/501873/OUT).

Other uses may be possible, subject to planning permission. The yard must be used for community-focused activities or businesses that generate employment, and all uses must be compatible with the neighboring residential properties

Tenure

Freehold interest available. The existing freehold covers a wider site, which will be subdivided as part of a sale.

The premises is also available To Let by way of a new lease, terms to be agreed.

Price

Guide Price – £395,000

Guide Rent – £35,550 per annum exclusive

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Subject to contract

NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

Rateable Value

Awaited

Estate Charge

Additional annual estate maintenance charges apply

EPC

Not applicable

Legal Costs

Each side to bear its own legal and professional costs

For all Viewings and Enquiries contact:

Strictly by prior appointment through the Surveyors.

Please contact:

Marcus Monger

marcus.monger@sibleypares.co.uk

Dominic Barber

dominic.barber@sibleypares.co.uk

