

FOR SALE

63 – 65 Sandwich Road, Ash, Canterbury, Kent, CT3 2AH



**Gordon
Brothers**[®]

Opportunity to acquire a freehold plot with existing commercial use and future potential for residential development subject to obtaining planning permission.

- Circa 0.4 hectares (1 acre) of land in total.
- Historic and disposed of hybrid planning application for 10 flats and 5 dwellings.
- The land available holds strategic value relating to access options to neighbouring development land.
- Further information available on request.

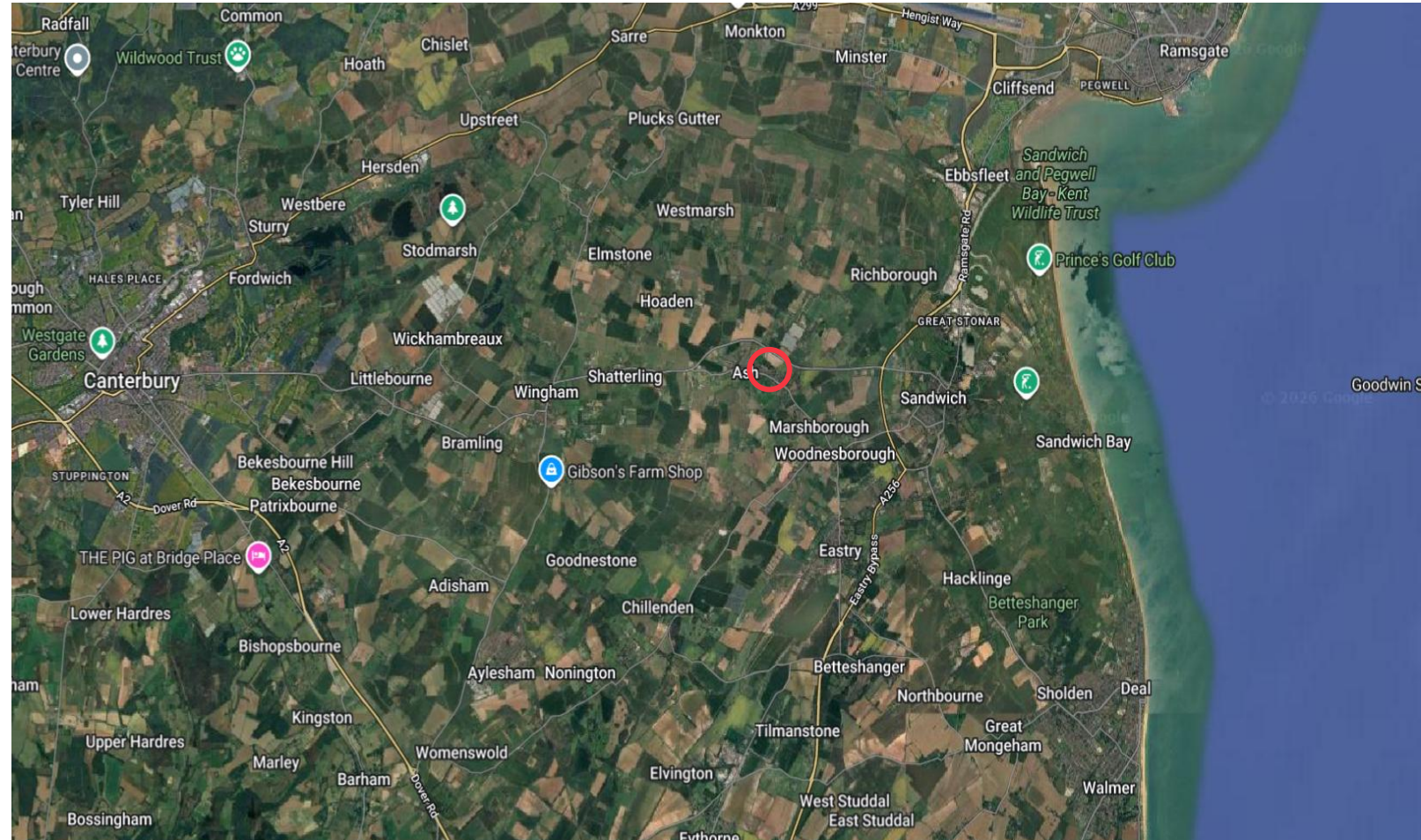
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Location

- The property is situated on Sandwich Road in the village of Ash, a predominantly rural and residential settlement in east Kent, within the Dover District, in the South East.
- Ash lies approximately 3 miles west of the historic Cinque Port of Sandwich and within commuting distance of Canterbury, providing a village location with access to nearby towns and services.

Description

- The property comprises a commercial site extending to approximately 1 acre (0.40 hectares), incorporating office and warehouse buildings arranged around a central concrete-surfaced yard. Access is directly from Sandwich Road, with on-site circulation, loading and parking facilities.
- Building A, positioned to the front of the site, provides office and ancillary accommodation. It is of brick and timber frame construction with timber-clad elevations beneath a pitched roof.
- Building B, positioned along the east boundary, provides warehouse and storage accommodation.
- Building C, located to the rear, provides warehouse and storage accommodation.
- Buildings B and C are of concrete portal frame construction with elevations and roofs clad in profiled asbestos cement sheeting, and solid concrete floors suitable for storage and light industrial use.



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Situation

- Building A – Let to ASM Admin Ltd trading as All Sorts of Music. The lease is for a 5-year term commencing on 26th March 2023.
- **Building B** – Owner occupied and used for storage.
- **Building C** – Owner occupied and used for storage.

Floor Areas

Building	Basis of Measurement	Sq m	Sq ft
A	GIA	166.14	1,788
B	GIA	275.00	2,960
C	GEA	433.84	4,670
Total		874.98	9,418

*The Agents have not measured the buildings and the measurements stated above are from information provided by the client on a non-reliance basis. All parties should carry out their own due diligence to confirm the size of the buildings.



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Planning History

- A hybrid planning application (Ref: 20/00284) was submitted in May 2020 relating to land at 63/65 Sandwich Road, Ash, together with land to the rear of No. 71 Sandwich Road. The application comprised two phases. Phase 1 was a full application for the erection of 18 dwellings and 4 flats, together with access, parking, associated infrastructure and landscaping, and related specifically to the land at No. 71 Sandwich Road. Phase 2 was an outline application (with all matters reserved except access and layout) for a building comprising 10 flats and 5 dwellings, which related to the subject property at 63/65 Sandwich Road.
- The application was validated on 20 May 2020; however, the statutory determination period expired on 19 August 2020 without a decision being issued. No appeal was subsequently lodged, and the application is therefore recorded as finally disposed of.
- The following application site is immediately adjoining to the southwest, being of particular relevance to the local planning context.
 - 52 New Ash Street; Reference: 22/01497
 - Application type: Outline planning application
 - Proposal: Development of up to 53 dwellings, including parking, open space, landscaping, drainage, and associated infrastructure. Existing buildings to be demolished. All matters reserved except access.
 - Decision: Grant of Outline Planning Permission – 17th May 2024.



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View of site towards the north



View of site towards the south



Main access and parking



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Tenure

The site is held by way of freehold title [K750640].

There is an Overage Deed passing with the title starting 20th October 2017 and ending 19th October 2047.

Further title information can be provided upon request.

Rates

There are multiple entries relating to the property. All parties are advised to make their own enquires for confirmation.

Planning

Interested parties are asked to make their own enquiries of the relevant Local Authority.

Data Room

Further information will be available to interested parties via access to a data room. Please contact the agents for further information.

Legal Fees

Each party to be responsible for their own legal fees incurred in any transaction.

Energy Performance

Building A – Office Block, 63 Sandwich Road, Ash, Canterbury, CT3 2AH:
Energy Rating E (105).

Buildings B and C – TBC

Viewing and Further Information

Viewings by appointment. Please contact Gordon Brothers, details provided overleaf.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information will include;

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers and funders.

Process and Price

For sale by private treaty. Expressions of interest invited.

Contact Details

Lewis Proudley

lproudley@gordonbrothers.com

07551 447 349

Richard Maden

rmaden@gordonbrothers.com

07507 568 661

For further details, please contact us.

WWW.GORDONBROTHERS.COM

LONDON: 11 Soho Street London W1D 3AD

SOUTHAMPTON: Enterprise House, Ocean Way, Southampton, SO14 3XB

BRISTOL: One Temple Quay, Temple Back East BS1 6DZ

BRIGHTON: Regal House, The Hyde Business Park, Brighton, Sussex, BN2 4JE

BIRMINGHAM: Somerset House, 37 Temple Street, Birmingham, B2 5DP

LEEDS: West One, 114 Wellington Street LS1 1BA

MANCHESTER: Centurion House, 129 Deansgate M3 3WR

GLASGOW: 9 George Square, Glasgow, G2 1QQ

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