

LONG LEASEHOLD Development Opportunity

rapleys.com
0370 777 6292

Chart Road
Ashford, Kent TN23

CONTACT **Mark Frostick**
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Angus Irvine
07767 463884 | angus.irvine@rapleys.com



0.56 hectares (1.38 acres)

Potential for a variety of
commercial uses

Offers for the long leasehold
interest are invited on an
unconditional basis only

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Location

The site is located on Chart Road, bound by Carlton Road to the north and Bridge Road to the east, in an established commercial location, ½ mile west of Ashford town centre.

The site benefits from frontage to Chart Road (A28) & Carlton Road and is approximately ½ mile from Junction 9 of the M20 with good transport links to Folkestone to the south (15 miles), Maidstone (30 miles) and London (50 miles) to the north. Ashford International Train Station is within walking distance, with services to London St Pancras (30 minutes) on the High Speed 1 rail link.

Description

The site extends to approximately 0.56 Hectare (1.38 Acres) being broadly rectangle in shape. The site is predominantly level being made up of grassed vacant land sloping northwards.

As part of the Chilmington Green Urban Extension (delivery of up to 5,750 homes and 1,00 new jobs), the Highways Agency are preparing improvements to the local road network which affect the developable area of the site. The net developable area is hatched red on the plan and is approximately 0.45 Hectares (1.10 acres).

The Channel Tunnel Rail Link (CTRL) passes under the site from east to west below the surface. There are development restrictions placed on the site to protect the integrity of the rail structure beneath. Details are provided in the Further Information Pack.

Additional information is also available at:

<http://www.networkrail.co.uk/network-interface-high-speed-1/>

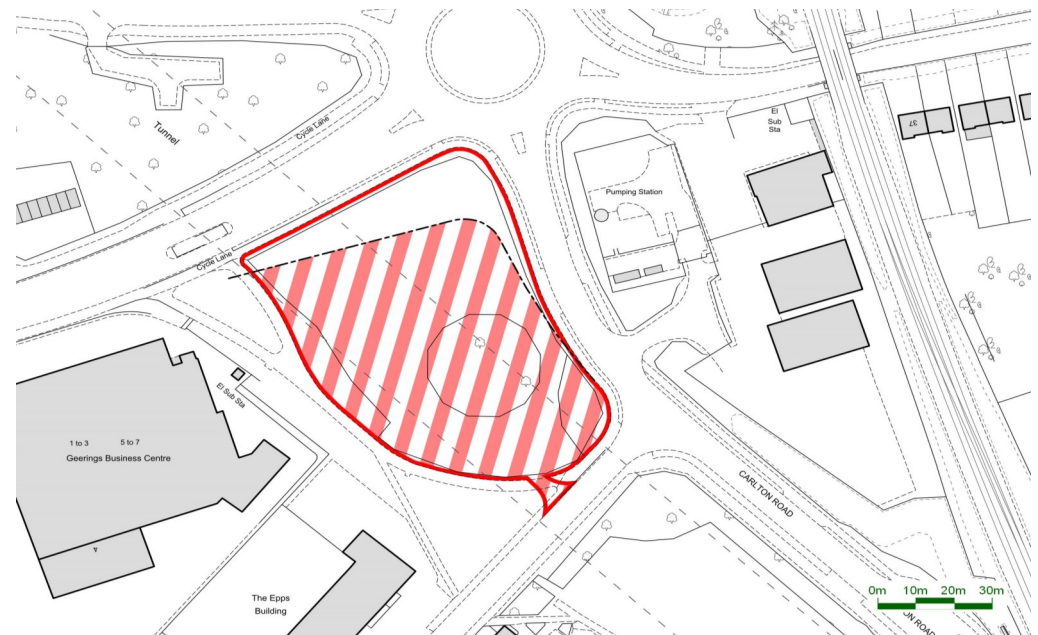
Tenure

The site is available by way of assignment of a long leasehold interest basis (999 years) at a peppercorn rent.

Planning

Discussions with Planning Officers confirm the site has no policy designation or allocation within the Adopted Development Plan, however, Officers confirmed the potential for employment and roadside uses, in principle, subject to the usual planning controls.

The site benefits from a historic planning permission for a car wash facility which has now expired. Further information is available in the Information Pack. Interested parties are advised to make their own enquiries with the Planning Policy Team at Ashford Borough Council (Tel: 01233 331111).



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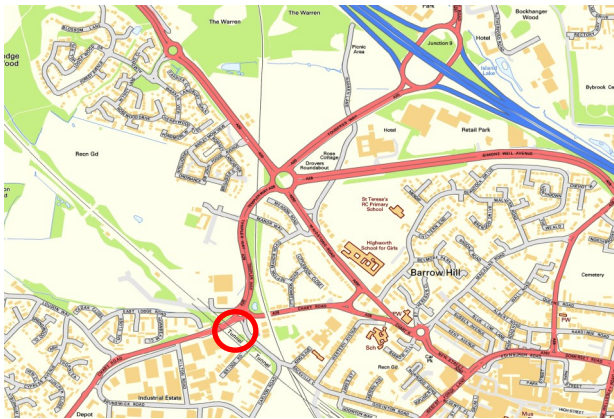
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Offers

Premium offers for the long leasehold interest are invited on an unconditional upon planning basis only. Our client does not bind themselves to accept the highest or any offer received. All offers are subject to London & Continental Railways Limited Board Approval. All offers must be accompanied by details of funding for the proposed acquisition and will only be considered if the bidder has received and acknowledged the Further Information Pack in their offer.



Further Information Pack

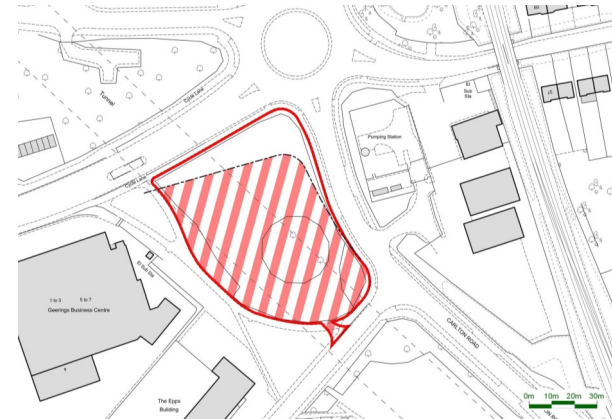
An Information Pack is available to assist potential purchasers in formulating their bids. This is available on request.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

The site is not currently accessible to the public but is visible from the public highway. Access to the site is strictly by appointment through sole agents.



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