

Plots 20 & 30 Link Park Lympne Industrial Estate, Lympne, Hythe, Kent, CT21 4LR



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- 2.5 Miles from M20, 6 Miles to Eurotunnel
- Fully Fenced and Gated, Serviced Site
- 6.535 Acres
- Outline Planning For Industrial Development

**Yard / Development Opportunity
FOR SALE**

6.54 Acres (2.64 Hectares)

Plots 20 & 30 Link Park

Lympne Industrial Estate, Lympne, Hythe, Kent, CT21 4LR



Location

Lympne lies on the edge of Romney Marsh about 6.8 miles west of Folkestone, 1.9 miles west of Hythe and 5 miles east of Ashford, offering a strategic location for access into Europe and within 45 miles (under 50 minutes) of the M25 orbital. Lympne Distribution Park is the main industrial location in the area and forms an established industrial and distribution location with a mix of light industrial, warehouse and business units. It is approximately 2.5 miles from J11 of the M20 motorway offering excellent connectivity to the wider motorway network. The Port of Dover is 16.2 miles (21 mins), Eurotunnel at Folkestone 6.0 miles (12 mins), Dartford Crossing, J1a M25 49 miles (55 minutes).

What3Words Location:-

<https://w3w.co/restore.refrained.digital>

Description

FOR SALE -- EXISTING YARD / INDUSTRIAL DEVELOPMENT LAND WITH OUTLINE PLANNING CLOSE TO M20 -- FULLY SERVICED, FENCED AND GATED YARD

Plots 20 and 30 Link Park are situated on Lympne Distribution Park within 2.5 miles of J11 of the M20 motorway. The site comprises two plots which could be separately offered but combined provide 6.535 acres of yard with development potential having outline planning for industrial development.

The site is held under Title no. K938947 which also includes two access roads, one to the south directly off the main Distribution Park estate road and one to the north off the purpose built new estate road from Otterpool Lane.

Accommodation

Plots 20 and 30 comprise a primarily hard standing yard area which has been fenced around its perimeter benefitting from secure access gates off Lympne Industrial Estate. The new road off Otterpool Lane is shut off currently but provides a new private estate road allowing access into two separate access points on the northern edge of the site. The site currently benefits from mains services connected with security cameras and lighting in situ..

The total Gross External Area (GEA) is:

Area		
Total	6.54 Acres	2.64 Ha

Terms

To Purchase the Freehold with Vacant Possession

Planning

Outline planning was granted for Plots 20, 30, 40, 50, 60 & 70 Enterprise Way, Link Park, Lympne for the erection of up to 30,668 sq metres of employment

development (classes B1, B2 and B8) by Folkestone Council under planning reference Y09/0145/SH

Guide Price

Unconditional offers invited in excess of £3,200,000

Business Rates

The rateable value of the property is to be assessed

EPC

Not Applicable

Finance Act 1989

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs

Viewings

Strictly by prior appointment through the Surveyors. Please contact



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Ned Gleave

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07547 672622

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.

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Approximate Site Area

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