

Westborough Bowls Club

Cloudberry Close, Maidstone, Kent, ME16 0LY



Bowls Club FOR SALE

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Key Features

- Bowls Club with Potential for Alternative Leisure Uses
- Bowls Green with Club House
- 10 Car Parking Spaces
- Located Immediately Behind The Pippen PH
- Situated Just Off A20, London Road
- 0.7 Acre Site

Description

Bowls Club For Sale -- Potential For Alternative Leisure Uses -- Unique Opportunity

Westborough Bowls Club has been in situ for around 25 years until closing recently upon expiry of their lease. The site is now available and provides a unique opportunity to acquire the leisure site which would be suitable for alternative leisure uses, subject to obtaining the necessary planning consents.

The site comprises the bowls green with club house and has 10 car parking spaces accessed off Cloudberry Close.

The site is not deemed suitable for residential redevelopment due to the land allocation for "Community Use"



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Accommodation

Westborough Bowls Club has been a purpose built bowls club which has operated for around 25 years. It comprises a flat, roughly square bowling green with perimeter footpath with a pedestrian access gate into The Phippen PH car park via informal arrangement. There is a clubhouse which comprises open plan meetings room with kitchen, changing room and wcs. The property has been measured on a Gross Internal Area (GIA) basis as follows;

Area	Sq Ft	Sq M
Clubhouse	420	39.02
Changing Rooms	248	23.04
Bowling Green Area	23,680	2,199.87
10 Car Parking Spaces		
Total Site Area	0.723 Acres	0.28 Ha

Rateable Value

RV £3,600 @ p in the £38.2p

Rates payable £1,375.20 for the year 2026/27

(May be eligible for small business rates relief, please enquire with local borough council for further information)

EPC

Not Applicable

Price

Offers Invited for the Freehold with Vacant Possession

Unconditional and subject to planning offers will be considered but the property is not considered suitable for residential redevelopment

VAT

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



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Location

Westborough Bowls Club is located in Allington, approximately 1.5 miles north west of Maidstone Town Centre, the County Town of Kent. Maidstone has a population of just under 190,000 people with the Allington area being popular residential location of primarily 3 and 4 bedroom family homes and a growth area with 100's of new homes currently under construction.

The club is accessed via Cloudberry Close, just off the A20, London Road immediately behind The Pippen PH and Restaurant. Locally there are village centre amenities including Waitrose at the Mid Kent Shopping Centre, just a short walk away. Maidstone East Station is within 1 mile of the club, and has regular services to London Charing Cross and London Victoria in just over one hour.

What3Words Location:- <https://w3w.co/intent.nets.even>

For all Viewings and Enquiries contact:



Phil Hubbard

phil.hubbard@sibleypares.co.uk



Dominic Barber

dominic.barber@sibleypares.co.uk

**SIBLEY PARES**
CHARTERED SURVEYORS & ESTATE AGENTS
01622 673086
sibleypares.co.uk

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