

Cherry Tree House

Prospect Row, Chatham, Kent, ME4 5QY



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Potential For Alternative Uses or Redevelopment (Subject to the Necessary Consents)
- Existing Building on Site (Approx. 13,332 sq ft)
- Benefits From 'C2' Planning Use Class

POTENTIAL DEVELOPMENT SITE

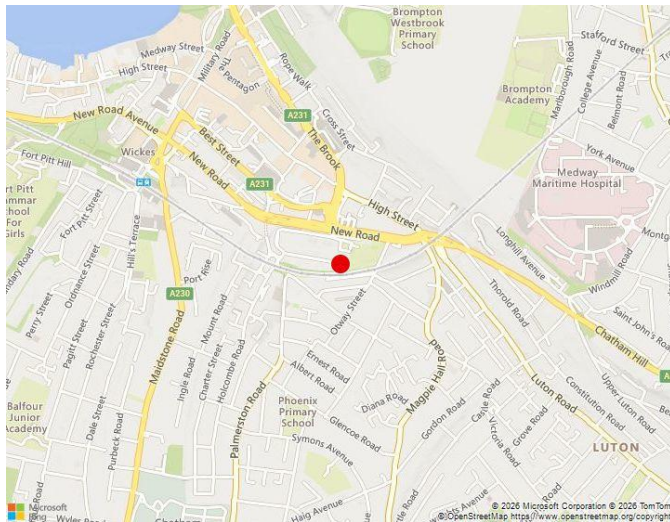
For Sale

0.7 acres (0.29 hectares) approx.

Location

The site is located on the eastern end of Prospect Row in Chatham, one of the Medway towns in north Kent. The site is immediately to the south of the A2 New Road, with the railway line running to the rear. As such it is within walking distance of the Town Centre amenities and the mainline station, which is less than half a mile to the west.

The M2, providing links to the motorway network, is around 4.5 miles from the property.



Description

The site comprises a self-contained residential redevelopment opportunity extending to approximately 0.7 acres, situated on Prospect Row, Chatham, within an established residential area.

The site is occupied by three detached, two-storey residential buildings of traditional brick construction beneath flat roofs, together with associated circulation areas. The buildings are current vacant and are inaccessible, offering potential for refurbishment, redevelopment, subject to obtaining the necessary planning consents.

Areas

The properties have not been measured. Measurements have been taken on a GIA basis from Promap as follows:

Description	Area (m ²)	Area (sq ft)
Block 51	229.68	2,472
Block 53-75	506.40	5,450
Block 77-99	502.76	5,411

Please note these are approximate measurements and prospective purchasers must satisfy themselves as to their accuracy prior to purchase.

Terms

The Freehold is available with vacant possession and in its current condition. The property is held under part of the title no. K692729.

Price

Our client is seeking unconditional offers in the region of £500,000 to purchase the Freehold.

Business Rates

The premises is not currently assessed for business rates.

Planning History

We have consulted with Medway Council Planning Department who advise:

'The last use is known to be C2 Residential Institution/Care Home'

Redevelopment Opportunity

The property is considered suitable for a variety of uses or redevelopment (subject to the necessary planning consents).

Plans & Photographs

Any plans and photographs provided are for identification purposes only and purchaser should satisfy themselves on the location of external or internal boundaries prior to making an offer.

Services

We are informed the site is connected to mains electricity. Purchasers should satisfy themselves as to the availability of all services.

Legal Costs

Each party are to bear their own legal and professional costs.

Finance Act 1988

We understand that the property is not elected for VAT.

Viewings

Strictly by prior appointment through sole agents:

Phil Hubbard MRICS

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01622 673086

Thomas Langston

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CHARTERED SURVEYORS & ESTATE AGENTS



Approx. Site Area



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