

Former NHS Clinic & SEC Amb Site

Heath Road, Coxheath, Maidstone, Kent, ME17 4BG



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

For Sale by Joint Instruction on behalf of:



Kent Community Health
NHS Foundation Trust



NHS

South East Coast
Ambulance Service
NHS Foundation Trust

Development Opportunity FOR SALE

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Key Features

- Suitable for Redevelopment Subject to Obtaining the Necessary Consents
- Existing Buildings Total GIA of approx. 19,068 sq ft
- Full Vacant Possession of the site
- Offers invited both Unconditionally and Subject to Planning
- Planning Approval on Part for 9 Dwellings (now Lapsed)
- Total Site Area Circa 1.67 acres

Description

ON THE JOINT INSTRUCTIONS OF NHS AND SECAMB -- FORMER HQ SITE AND BUILDINGS FOR SALE

The site is formed of two parcels of land which are being offered jointly for sale located in central Coxheath village with development potential, either as a conversion of the existing building or entire redevelopment. The total site area of 1.67 Acres.

The northern part of the site is a former NHS clinic, which has been relocated to an NHS building across Heath Road. It is a single storey rectangular building with central courtyard totalling approximately 8,000 sq ft. The premises are fitted out as a NHS clinic.

The southern part of the site was formally occupied by South East Coast Ambulance Service NHS Foundation Trust (SECamb) who have relocated to a new "Make Ready" hub. There is a three storey, former 999 call centre building, in situ totalling approximately 11,000 sq ft GIA which has potential to convert to apartments.

The site has an expired planning consent on part of the site under Maidstone Borough Council planning ref. 22/500597/FULL for the construction of 9 no. 3-bed houses totalling 10,269 sq ft Net Saleable Area plus associated gardens and car parking.



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Accommodation

The site comprises two elements, the former NHS clinic being a rectangular single storey building with central courtyard. Internally it is fitted out as individual clinic space and offices and benefits from LED lighting and Air Conditioning. Externally there is ample parking provision and the total site area of this element is approx. 0.77 acres.

The SECamb part comprises the ambulance station itself being a three storey detached office building with circa 60 car parking spaces which was formally used as a 999 call centre (floor measurements taken from the Valuation Office Agency website detailed below) plus car parking and the total site area of this element is approx. 0.9 Acres. The approximate floor areas are as follows;

Area	Sq Ft	Sq M
Former NHS Clinic		
GF GIA	7,938	737.49
Former SECamb Building		
GF Offices NIA	3,645	338.62
FF Offices NIA	3,970	368.80
SF Offices NIA	1,222	113.49
Total NIA	8,837	820.91
Total GIA	11,130	1,034.00
Total Site Area	1.67 Acres	0.68 Ha

EPC

SECamb Building - Rating D - 86

NHS Building - Awaited

Rateable Value

SECamb Site RV £119,000 @ 48.0p in the £

NHS Site RV £40,000 @ 43.2p in the £

Price

Offers Invited for the Freehold with Vacant Possession

Unconditional or Subject to Planning offers considered on their merits.

Planning

We understand the existing planning use is Class E.

SECamb had previously undertaken a positive pre-app with Maidstone Borough Council who have indicated that 12 residential dwellings would be possible on their part of the site, subject to obtaining full consent - Further details available upon request.

Part of the site had planning consent under ref. no. 22/500597/FULL for the construction of 9 no. 3-bed houses totalling 10,269 sq ft Net Saleable Area plus associated gardens and car parking. We understand that there is no S.106 requirements. This planning has since lapsed.

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

The site is situated off Heath Road in Coxheath, accessed off Clockhouse Rise (now adopted Highway) which was the access road into the new residential development built around 15 years ago. The former NHS Clinic and South East Coast ambulance HQ building remains in situ and the site for sale forms the former car park for the building.

Coxheath itself is a large village in Maidstone with various local amenities on Heath Road at the crossroads close to the subject property. Local amenities in the area include a Doctors surgery, Pharmacy, Tesco Express, Post Office, Library, Butchers, Takeaway's and an Indian restaurant. Coxheath is 4.5 miles South of Maidstone Town Centre.

What3Words Location – <https://w3w.co/masses.shady.simulations>

For all Viewings and Enquiries contact:



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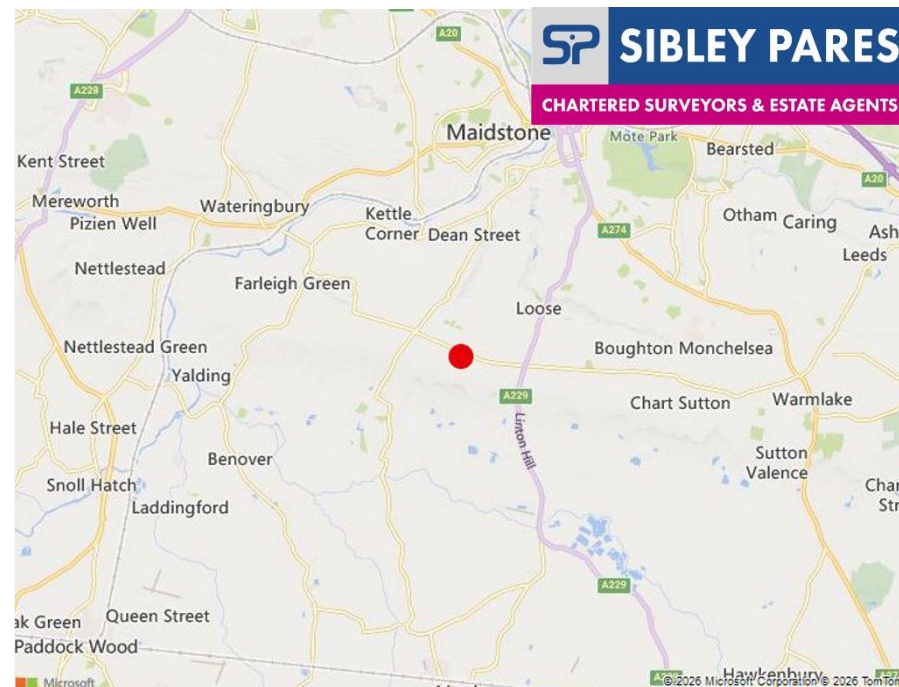
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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. 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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