

# For Sale

Rail Depot extending to 13.3 acres (5.38 hectares) with main-line rail connection and four rail sidings.

Sevington Rail Depot,  
Waterbrook Avenue,  
Ashford,  
Kent,  
TN24 0GB



## Location

The site is located approximately 3 miles to the south east of Ashford Town Centre and 1 mile south west of junction 10 of the M20 in the county of Kent.

Access to the property is off a roundabout on the southern Orbital Road (A2070) along Waterbrook Avenue.



## Description

The site extends to approximately 4.98 hectares (13.3 acres) and is of level contour. The property is currently split into two parts; The rail depot which benefits from rail access to the main line from both directions and four rail sidings and points, extending to 2,060 metres, including switch backs and an inert recycling depot both of which are made up of compacted hardcore. The site is secured by pallisade steel fencing and gates with a 8m high push wall for storing material to the north of the recycling area and an acoustic fence along the northern boundary of the rail depot area.

Adjacent to the property lies an area that has recently secured planning approval for a mixed use development.

## Planning

The site benefits from planning permission for minerals and waste operations.

The waste permission (ref: AS/06/4 superseded by AS/11/621) covers the western half of the site and allows the development of a waste transfer station for the receipt, bulking and onward transfer of domestic waste.

The minerals permission (ref: AS/06/5 superseded by AS/10/295 and AS/16/1192) covers the eastern half of the site and enables the permanent development of a rail aggregate importation terminal. It allows the importation, storage and export of new track ballast and construction aggregates, together with the importation, storage, recycling and export of spent track ballast and production of ready mixed concrete.

These permissions cover an area to the south west that do not form part of the subject property.

Sevington is a safeguarded rail head in the Kent Minerals and Waste Local Plan.



## Tenure

The property is held freehold. The site has a right of access over Arrowhead Road which is currently unadopted.

## Terms

Offers are invited for the Freehold interest.

Offers will also be considered for a leasehold interest in part or whole.

Offers are to be received in writing to John Allan , Avison Young, 65 Gresham Street, London, EC2V 7NQ.

## VAT

VAT will be payable on this transaction

## Costs

Each party to be responsible for their own costs incurred on the transaction.

## Inspection

Site visits can be organised with John Allan on 020 7911 2898 or by email at [john.allan@avisonyoung.com](mailto:john.allan@avisonyoung.com)



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**John Allan**

Tel: +44 (0)20 7911 2898

Email: [john.allan@avisonyoung.com](mailto:john.allan@avisonyoung.com)

**Chris Lockwood**

Tel: +44 (0)20 7911 2884

Email: [chris.lockwood@avisonyoung.com](mailto:chris.lockwood@avisonyoung.com)

**Property ref**

[avisonyoung.co.uk/15238](http://avisonyoung.co.uk/15238)



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**Avison Young**

65 Gresham Street, London EC2V 7NQ

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