



FOR SALE
INDUSTRIAL/COMMERCIAL/RETAIL DEVELOPMENT SITE

1.80 acres (0.73 ha)

FREEHOLD

MONUMENT WAY, ORBITAL PARK, ASHFORD, KENT TN24 0HB

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The site is situated on the northern side of Monument Way, as shown in the aerial photograph on the front of these details and has a return frontage to The Long Barrow.

The site is directly opposite the Ashford Market complex with Hobbs Parker and other retail and trade retail operators.

Immediately to the east of the site is Mercedes Benz of Ashford and there is a wide range of motor trade main dealerships, trade sale outlets, a Premier Inn and a McDonalds nearby.

Monument Way, The Long Barrow and The Boulevard are the principal 'orbital' roads on Orbital Park. Monument Way is also one of the main roads serving the substantial new residential development to the north west of Orbital Park.

Orbital Park is situated on the southern orbital, Bad Munstereifel Road, which links into J10 M20 and the shortly to be completed J10a is approximately 1.3 miles to the north east. The Ashford Designer Retail Village, the International Railway Station and the Town Centre are approximately 2 miles to the north west.

DESCRIPTION:

This is formerly a greenfield and undeveloped level site and one of the few remaining undeveloped sites available in Orbital Park.

LAND REGISTRY TITLE NUMBER:

K932835

PLANNING & BUILDING REGULATIONS:

Planning (Application Number: 07/01579/AS) was granted on 18th October 2016 for the 'Construction of motor dealer showroom with workshop and external display for cars for sale with car parking and the creation of access onto Monument Way'.

Permission was granted subject to the usual 'Reserved Matters' including a 3 year limitation period.

Reserved Matter 19: 'A programme for the mitigation and accommodation of the biodiversity on the site shall be submitted to and approved'. This has been discharged - see reference 07/01579/CONB/AS Dated 28th February 2019.

The owner is resubmitting the application to keep it live.

S106. An unilateral undertaking in respect of the s 106 obligations has been agreed but has not been implemented.

There has been no development on the site.

It is the responsibility of the purchaser to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

TENURE:

The property is being offered for sale freehold with vacant possession.

SERVICES:

It is understood that there is mains electricity, gas, water, sewerage and drainage in Monument Way. However, prospective bidders should make their own enquiries to verify this and of the service capacity of the site.

BUSINESS RATES:

The site is undeveloped and no business rates are payable.

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BASIS OF THE PROPOSED SALE:

The Vendors are seeking offers for the whole site conditional on the outcome of an alternative planning application or on an unconditional basis.

GUIDE PRICE:

£1.26 million.

VAT:

VAT will be payable in addition.

EPC:

The site is undeveloped and no EPC is required.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

VIEWING:

The site can be viewed from the public highway.

Applicants are not encouraged to enter the site but should they choose to do so, they do so at their own risk.

FURTHER DETAILS:

Please contact:

Mr Jeremy Wilton
01634 265900
jwilton@harrisons.property

Ref: 12/03/20 / SP / 3378

N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
- 5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.
- 6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.
- 7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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