

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

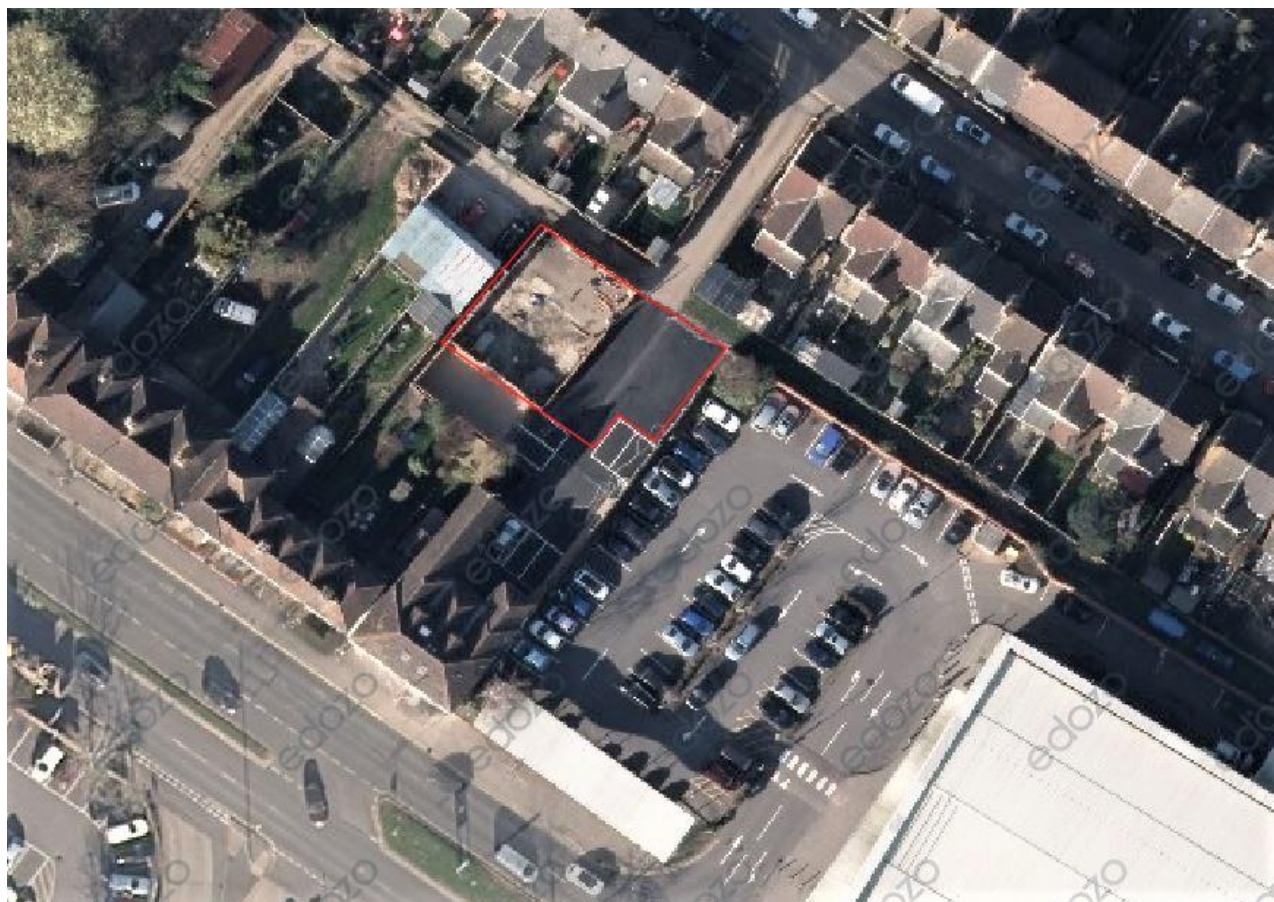
11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

## Land to the rear of 56-58 New Street Ashford, Kent TN24 8TT



**CENTRALLY LOCATED CAR PARK/INVESTMENT OPPORTUNITY**

**FOR SALE**

- Approximately 0.09 Acre (11 car parking spaces)
- Immediate Availability

**Price: Offers sought in excess of £65,000**

**STAFFORD PERKINS**

Tel: 01233 613900 [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## **LOCATION**

This site is located on the edge of Ashford town centre, to the immediate rear of 56 to 58 New Street (the former British Volunteers Pub). It lies to the rear also of premises fronting Kent Avenue and vehicular access is via an entranceway between numbers 37 and 39 Kent Avenue. This is a central location within Ashford, just outside the ring road in the north-west quadrant of the town.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## **DESCRIPTION**

This site of some 0.09 acres is partly laid to tarmac and partly laid to grass. Upon completion of the development it will provide space for some 11 cars. This is an established car parking area in a 'back street' location.

Planning consent was granted under application number 19/01019/AS for the 11 car parking bays. The final works have yet to be implemented. Other uses may be suitable, subject to planning consent being granted.

## **ACCOMMODATION**

0.91 acres.

## **SERVICES**

Not applicable.

## **BUSINESS RATES**

The site is not currently assessed for business rates.

## **TERMS**

The freehold of the site is available with vacant possession upon completion. Offers are being sought in excess of £65,000.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs in the transaction.

## **ENERGY PERFORMANCE CERTIFICATE**

Not applicable.

## **VIEWING**

The site may be viewed during daylight hours whilst in possession of a copy of these sales particulars. For further information contact Stafford Perkins. Tel: 01233 613900.

## **ANTI MONEY LAUNDERING REGULATIONS**

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for purchasers.