

SITE AVAILABLE FOR
REDEVELOPMENT/CONVERSION



Sevington Mill, Sevington Lane, Willesborough, Ashford,
Kent, TN24 0LB

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SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Sevington Mill, Sevington Lane, Willesborough, Ashford, Kent, TN24 0LB

Description

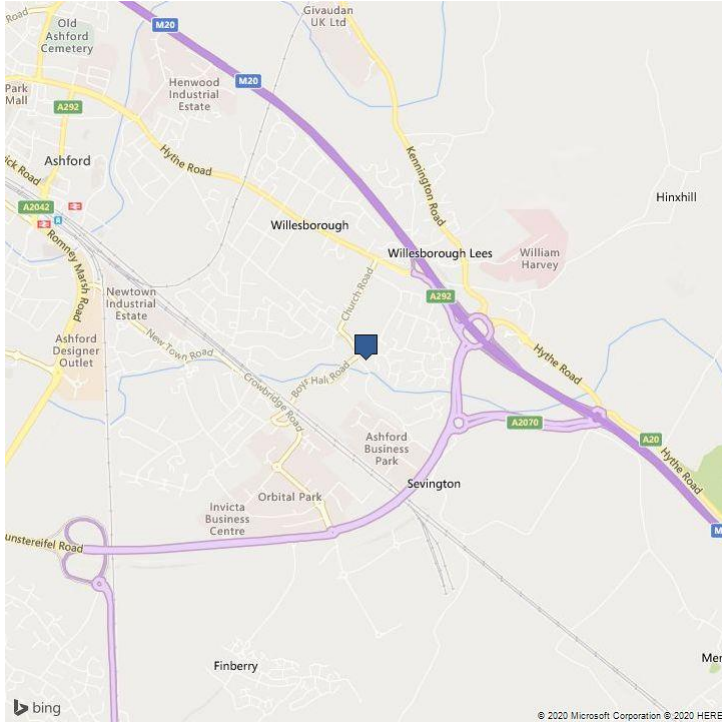
Former 47 Bed Care Home on a site of approximately 1 acre Suitable for Conversion of Redevelopment, subject to obtaining the necessary consents.

The original part of the property is 2 storeys with a new 3 storey extension added later wrapped around a central courtyard. There is existing car parking to the front of the site for around 10 cars.

Location

The property is situated in a quiet no through road in Willesborough on the eastern edge of Ashford. The southern boundary of the site is adjacent to Old Mill Stream a tributary of the River Stour. The property's name as it suggests, was once the site of Sevington Mill prior with its subsequent redevelopment creating the existing complex. Ashford Business Park lies about 250 m to the South, but there is no access from Sevington Lane.

Ashford Town Centre and the International Passenger Station are about 2 miles to the West and Junction 10 and the new Junction 10a of the M20 Motorway is within about 1 mile. The immediate locality is primarily residential private housing. This is a mix of larger detached houses in Sevington Lane and semi-detached housing on the neighbouring Highfield Estate.



- Development Site For Sale
- Subject to Planning Offers Considered
- Existing Care Home
- 16,510 sq ft GIA
- Potential to Add Further Floors
- Site of Approximately 1 Acre



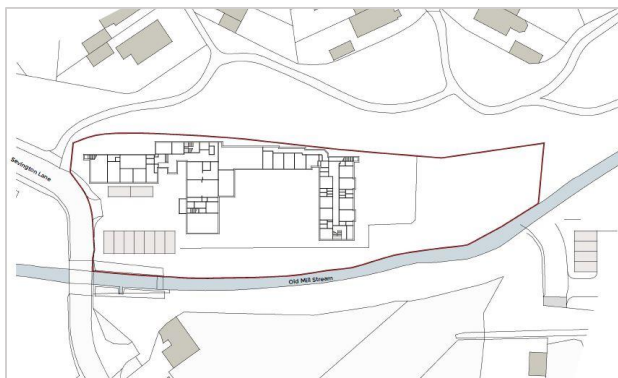
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Accommodation

The property is a former care home, primarily over two floors with the extension over the three floors. There is scope to add floors to the existing or demolish and redevelop the entire site for an alternative use. The existing accommodation is that of a 47 bed care home with reception and communal areas which could be converted to provide further bedrooms under the existing footprint. As existing there is an central courtyard area with car parking to the front plus additional land to the rear which is currently unused.

The total Gross Internal Area is as follows;

Ground Floor -	711 sq m = 7,653 sq ft
First Floor -	682 sq m = 7,340 sq ft
Second Floor (managers flat) -	141 sq m = 1,517 sq ft
Total GIA -	1,534 sq m = 16,510 sq ft
Site Area - Approx 1 Acre	



* Approximate site area

Legal Costs

Each side to bear their own legal costs

EPC

Awaited

Viewing/Enquiries

Strictly By Prior Appointment Only

Phil Hubbard -

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Terms

Freehold Offers Invited - Subject to Planning Offers will be considered

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

Price

Upon Application

Services

We understand that all mains services are connected to the site.

Planning and Development Potential

There is no record of any recent planning applications on Ashford Borough Councils website in relation to the site. We believe given the scale of the site, the low site cover and its prominent location that the site offers significant redevelopment potential for various uses, including Residential or mixed use schemes (subject to obtaining the necessary consents).

No pre-application meetings with the council have taken place. Interested parties are advised to make their own enquires in this respect.

VAT

we understand from our client that the property is not elected for VAT. Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.



NOTE: Rental, prices or any other charges are inclusive 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

