



**FOR SALE ON THE INSTRUCTIONS OF KENT COUNTY COUNCIL
DEVELOPMENT OPPORTUNITY
COMMERCIAL/RESIDENTIAL (SUBJECT TO NECESSARY CONSENTS)**

0.99 Acre (0.40 Hectare)

FREEHOLD

LAND AT SAFFRON WAY, SITTINGBOURNE, KENT ME10 2TX

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The site is located approximately 1.3 miles north of Sittingbourne town centre, on the east side of Saffron Way, at its junction with Tribune Drive/Mill Way. Property to the south and opposite forms part of Trinity Trading Estate, one of the main commercial/industrial estates serving the town, and includes major national trade counter operators as well as an Asda Superstore. The property to the north is primarily in residential use. The recently developed Church Marshes Country Park lies immediately to the north-east and shares access from Saffron Way with the subject site (see Special Note, below).

Saffron Way is part of the principal highway network serving Sittingbourne. It provides access to the A249 dual carriageway, which in turn leads to the M2 (5 miles) and M20 (11 miles) motorways to the south, as well as to the deep water port at Sheerness (7 miles), to the north. The M25 (J2) is 28 miles to the west via the M2/A2.

Sittingbourne is the principal town of the Borough of Swale, containing the main administrative and commercial facilities. Sittingbourne Station is served by the 'Javelin' HS1 trains, providing frequent services to and from London St Pancras, via Ebbsfleet International, with a journey time of around 60 minutes.

DESCRIPTION:

The property comprises a development site with a gross area of approximately 0.99 acre (0.40 hectare).

The southern part of the site is currently occupied temporarily by a doctor's surgery (due to vacate in Jan/Feb 2015), with the remainder being a cleared site, most recently used by construction traffic in relation to the Country Park adjoining.

The site has access directly off Saffron Way (shared – see Special Note), as well as secondary access via the adjoining Trinity Trading Estate to the south.

The site is considered suitable for a wide range of development, including commercial/industrial, trade-counter/retail, fast-food etc, as well as residential/care home, subject to all necessary consents in all cases.

PLANNING & BUILDING REGULATIONS:

The Swale Borough Local Plan Part 1 – Publication Version (December 2014) indicates that the subject property has no specific proposed allocation/designation or similar.

Interested parties will need to satisfy both themselves and the vendors that their intended uses and proposals have been fully discussed with the local planning authority and that any planning application will be supported by Swale Borough Council. All enquiries related to planning and the future development of the site should be directed to Swale Borough Council via Mid Kent Planning Support, Maidstone House, King Street, Maidstone ME15 6JQ, tel: 01622 602736 or email: planningsupport@midkent.gov.uk.

SPECIAL NOTE:

The site is subject to shared access from Saffron Way, with Swale Borough Council (SBC), in relation to the adjoining Country Park. The Buyer will be obliged to negotiate and enter into an agreement with SBC as to the detailed shared access arrangements, including the precise route of such access and any costs involved. Please refer to the attached site plan on which the alternative access points are indicated.

TERMS:

The property is offered for sale freehold with vacant possession on completion, by private treaty. Kent County Council will consider both unconditional offers and conditional upon planning offers.

LEGAL COSTS:

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

VIEWING/FURTHER INFORMATION:

Peter Burt
01634 265900
pburt@harrisons-surveyors.com

Ref: 22/01/15/ PB / 1709

PROPERTY FOR SALE ON THE INSTRUCTIONS OF:



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, mis-statement, fault or defect in the particulars, plans or further information will not annul the sale.

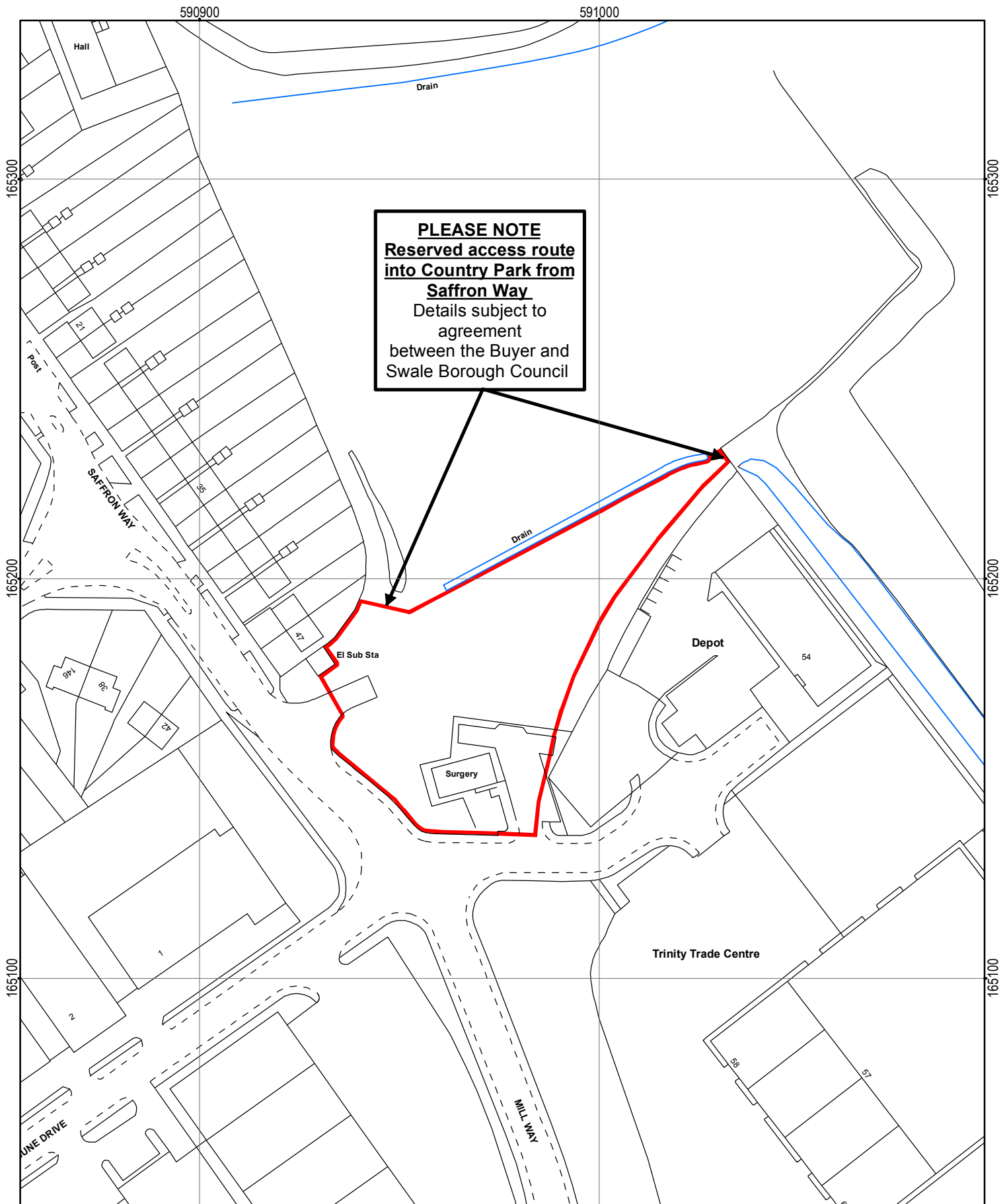
6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

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 enquires whether VAT is payable.

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Maidstone Office: 5 Kings Row, Armstrong Road, Maidstone Kent, ME15 6AQ
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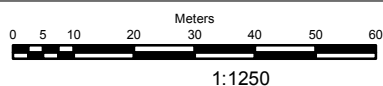
PLEASE NOTE
Reserved access route
into Country Park from
Saffron Way
 Details subject to
 agreement
 between the Buyer and
 Swale Borough Council



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LAND AT
 CHURCH MARSHES COUNTRY PARK
 SAFFRON WAY
 SITTINGBOURNE
 ME10 2EX

MasterMap



@ A4

Drawing No.

TQ9065/9N



PROPERTY AND
 INFRASTRUCTURE SUPPORT
 County Hall, Maidstone
 Kent ME14 1XQ
 Tel:08458 247247

Drawn By

JTN

Date

DEC 2014