



On the instructions of Kent County Council



c. 1.2 ha (c. 2.99 acres) Site with Potential ALL ENQUIRIES INVITED



Former Wyvern School

Clockhouse
Ashford
Kent, TN23 4GF

For Sale

Location

Located in Ashford, the site is approximately 1.25 miles south west of the town centre which offers a wide range of shops and services.

The site is around 1.5 miles west of Ashford International Railway Station which offers regular services to London including High Speed services to London St Pancras with a journey time of just 38 minutes.

Junction 9 of the M20 is approximately 2 miles north of the site which links to junction 3 of the M25 with a journey time of around 40 minutes.

To the south east and west of the site the area is predominantly residential in character with a mixture of terrace housing and low rise blocks of flats. To the north and west is the Great Stour River and Stour Valley area of open space which forms part of the Greensand Way long distance footpath.

Site Description

The site extends to c. 1.2 ha (c. 2.99 acres) in size and is generally regular in shape and level. The former school buildings are predominantly located to the south west of the site. The buildings are surrounded by areas of hard standing previously used for parking or playgrounds and there is an area of former playing field to the north. There are a number of mature trees and shrubs to all the boundaries of the site. It is understood that there is a routine ground maintenance programme in place including mowing and keep weeds under control.

Development Potential

It is considered that the existing buildings could be bought back into use for a range of different activities subject to all necessary consents being obtained.

Alternatively, the site offers demolition and redevelopment potential. Pre-app advice has been sought from Ashford Borough Council in this respect and there is general support for residential redevelopment, subject to agreeing the details. Various schemes ranging from 35 to 47 units have been tabled, copies of these and the pre-app received is available to download from our website.

Foul Drains

A public sewer runs across the site from east to west with a further spur heading north. These constrain the developable area of the site and the various layout schemes prepared at the site take this into account.

There may be other constraints that have not been identified by the vendor and it is the responsibility of the purchaser to undertake all necessary due diligence in this respect.



Further Information

Copies of various proposed site layout plans, Pre-Application feedback and other reports are available to be downloaded from our website at www.rpclandandnewhomes.co.uk.

Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development or use at the site.

VAT

It is understood that VAT will not be applied to this transaction.

Viewing Arrangements

The site can be viewed from the public highway in daylight hours. Should you require a more detailed inspection of the site or the existing property, prior arrangement will need to be made through the agent.

Offers

Unconditional or Conditional (subject to planning) offers are invited for the freehold by way of informal tender. All offers must be made in writing to be received on or before **12 noon of Friday 29th April 2016**.

Unconditional bids must be accompanied with evidence of funding and details of any on-site due diligence that will be required prior to an exchange of contracts.

Conditional (subject to planning) bids must be accompanied by a detailed development proposal (with plans), details of your planning strategy, details of any on-site due diligence required prior to an exchange of conditional contracts, an indication of the contract timing and confirmation of the funding arrangements.

The vendor is not obligated to accept the highest or any bid made.

Agents Details

For further information please contact the agents:

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