



RIVER FARM

CHART HILL • STAPLEHURST • TONBRIDGE • KENT • TN12 0RW



FOR SALE



FOOD PACKHOUSE AND DISTIBUTION FACILITY POTENTIAL FOR RESIDENTIAL DEVELOPMENT (STPP.)

88,467 sq ft (8,218 sq m) on 8.32 acres (3.37ha)



Sat Nav: TN12 0RW



Detached house

LOCATION

The site is situated on the northern side of Chart Hill Lane to the northeast of the village of Staplehurst. The village lies on the A229 approximately 10 miles south of Maidstone, north of the A262 between Tunbridge Wells and Ashford. Staplehurst mainline station serves London and Ashford International. There is easy access from the property to the A229 which is approximately one mile.



Dispatch and cold stores



Grader



DESCRIPTION

The site and buildings form a modern food packhouse and distribution facility. The property is fitted with modern cold stores and benefits from generous eaves height.

The packhouse was formerly used for storage, packing and dispatching of top fruit and stone fruit. There are 26 independent cold stores with potential to accommodate up to 1650 pallets.

There is a separate detached house available on site.

	sq ft	sq m
Ground Floor		
Dispatch	9,958	925
Robotic parking area	13,984	1,299
CA Stores 13-19 with passageway	8,558	795
CA Stores 20-26 with passageway	14,102	1,310
Grader	13,155	1,222
Plantroom	1,486	138
Packhouse 1 & 2	18,074	1,679
Reception and offices	4,112	382
Lean to	926	86
First Floor		
Offices	4,112	382
Total Internal Floor Area	88,467	8,218

SERVICES

We are advised the building is connected to mains electricity and water supplies with private drainage. There are solar panels, 30 KV on the south facing roof.

PLANNING

There is a lawful development certificate granted in 2019 for the use of the site for grading and packing of fruit (use class B2) and for the storage and distribution (use class B8).

RATEABLE VALUE

According to the Valuation Office Agency (VOA), the current rateable value is £355,000.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

TENURE

The property is available on a freehold basis with title number TT50554. The land registry title is registered to proprietor Bardsley Fruit Enterprises Limited with effect from 18.05.2016.

We are seeking offers via informal tender.

DATA ROOM

A data room providing relevant documentation relating to the property can be accessed upon request.



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with the sole agents.



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