



Development

FOR SALE

Kiln Court and Osborne Court

Lower Road, Faversham, Kent ME13 7NY

6.77 acres (2.74ha) site for development

Size 6.77 Acres (27,397.21 sq m)

DEVELOPMENT SITE

Key Points

- Former Care Home and Social Services buildings
- Outskirts of Faversham within built-up area
- Freehold with vacant possession
- CLOSING DATE for offers:
- 12 noon Friday 7th May 2021

Location

These two parcels of land and buildings are located to the west and east of Lower Road approximately 0.5 mile from A2 London Road via Grove Place and Wallers Road within the built confines of Faversham, approximately 1.1 miles from the town centre and railway station, which provides direct services to London St Pancras (1hr 8 mins), Cannon Street (1hr 15 mins) and Victoria (1hr 28 mins).

The surrounding area is characterised by a mixture of extensive terraced and semi-detached residential property, public open space and Bysing Wood Primary School a short walk to the north.

Description

Kiln Court comprises a single storey former care home and day centre on a generally level site of 3.42 acres approx.

Osborne Court comprises a former special care unit and social education centre on a site area of 3.35 acres approx with levels falling away towards the eastern boundary.

Planning

The existing buildings were consented in 1985 and 1986 and form part of Kent County Council's portfolio now surplus to operational need. Whilst no recent formal approach has been made to Swale Borough Council, planning permission was granted in December 2014 (but not implemented) for 27 dwellings (9 affordable) on 1.65 acres (0.67ha) of land forming part of the Kiln Court site. Residential development is therefore considered to be the most likely form of future development, potentially generating in the order of 100 - 110 dwellings on both sites if consent were granted to a similar density.

Davington Fields to the north west is under construction by Bovis with consent for 248 dwellings on the 19.5 acres (7.91ha) former Ospringe Brickworks (part shown edged white on aerial photo).

Data Room

Interested parties should apply to the agents for the password to the data room where the following information can be accessed:

Title / Plans

Site plan

Asbestos reports

Topographical survey

Ecology report

Planning appraisal

Consented plans for adjoining land (Bovis Homes)

Consented plan for part Kiln Court (not implemented)

Further Information / Viewings

The sites are visible from Lower Road but access onto the land itself should be by prior appointment with the agents.

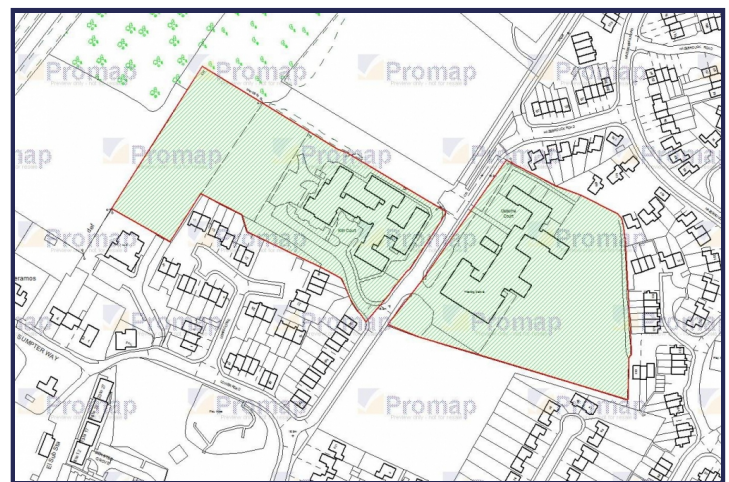
Proposal

Unconditional or conditional offers invited for the freehold interest of the whole with vacant possession.

Closing date for offers: 12 noon Friday 7th May 2021.

Legal Costs

Each party to bear its own costs.



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