

Attractive Grade II Listed building and grounds

Pre-app support for conversion into residential apartments, with potential for further development in the grounds (all STPP). In addition, an opportunity to purchase additional grassland by way of a separate transaction.



Library Picture



Former Sittingbourne Adult Education Centre

Guide Price £750,000-£1,000,000

College Road
Sittingbourne
Kent, ME10 1LF

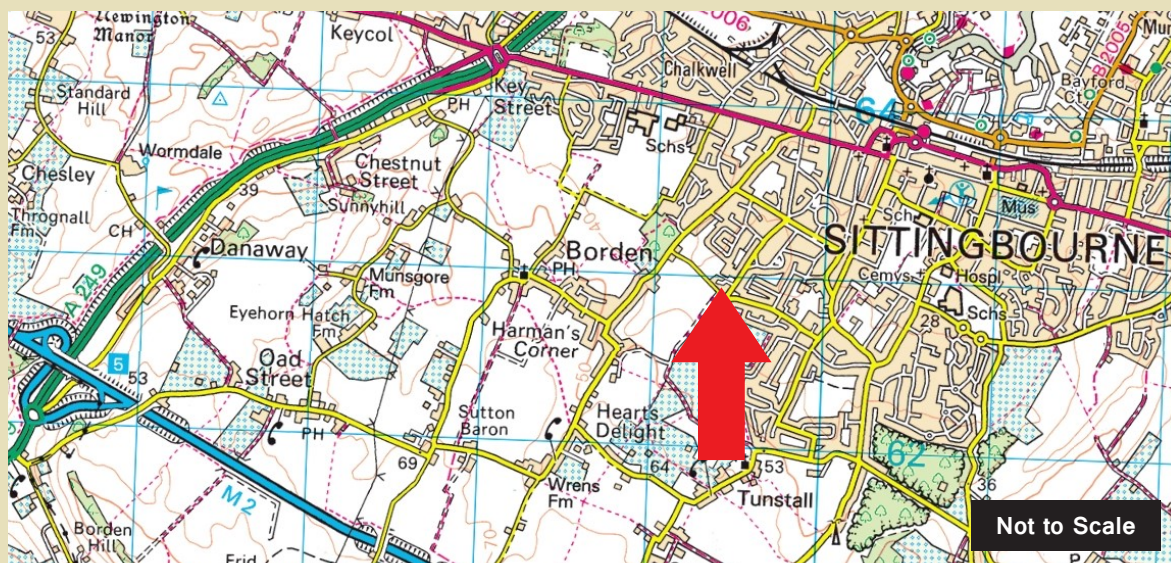
For Sale

Location

The site is located approximately 1 mile south east of Sittingbourne town centre, which offers a good range of local shops and services. The town centre is currently under going a large scale regeneration programme known as the 'Sprit of Sittingbourne' which is improving the pubic realm adding new shops, restaurants and a cinema.

Sittingbourne railway station is in the town centre and offers regular services to various stations including London Victoria, London Cannon Street, London Blackfriars and London St Pancras with a journey time of just over an hour.

The location is predominantly residential on the edge of the urban area with allotment gardens to the west.



Site Description

The existing Grade II listed building was built in 1878 as Borden Grammar School. In 1979 it became the Sittingbourne Adult Education Centre. This was moved to more modern facilities in the town centre and the building was vacated in early 2018. The main building provides accommodation over 3 floors. It is constructed of stock brick with limestone detailing under a plain clay tile roof. The building has moulded ridge tiles and stone coped gable ends with finials. It is understood that the heritage significance of the building lies principally in the architectural detailing to the external elevations. The interior has been heavily modified throughout the building's long life although a few internal features remain that will need consideration such as the ornate fireplaces in the main hall. Externally there are large areas of hard standing used as parking and a couple of more modern pre-fabricated classroom buildings. There are several large mature trees and shrubs located across the site. A number of the trees are subject to Tree Preservation Orders.

To the west of the main building site is a large area of maintained grassland with a border of mature trees and shrubs.

Pre-App advice and Development Potential

Pre-app advice was sought from Swale Borough Council on the 27th March 2018. The proposal submitted suggested a scheme comprising the demolition of all the external buildings and the conversion of the main building into 15 no. apartments. The response was generally supportive. An alternative scheme of 19 no. apartments was also been prepared, although no comment on this has been sought from the Borough Council at this stage.

In addition, it is considered that the site offers potential for some limited new build properties within the grounds of the main building, subject to planning permission and all other necessary consents being granted. No advice on this potential has been sought and prospective purchaser's should make their own enquiries in this respect..

The Grassland

The grassland lies outside of the urban area in an 'Important Local Countryside Gap' within the current Local Plan. Plans were previously drawn up for a low density housing scheme on this land, but no formal application has been submitted.

Given the current Local Plan designation and relatively secure position of Swale BC in respect to the five year housing supply, there appears to be little prospect of this part of the site coming forward for development in the immediate future. However, it is considered that potential exists for development in the medium to longer term. This land is available by way of a separate agreement either on a Promotion Agreement basis or unconditional purchase with a fair overage clause to the benefit of the vendor if planning is forthcoming.

Further Information

Full details including the pre-app advice and various conversion proposals along with a tree survey and ecological scoping document can be downloaded 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 the availability and sufficient capacity at the site in order to service any proposed development.

VAT

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

Viewing Arrangements

The site is currently occupied by property guardians. It is possible to get a general impression of the site from the public highway, but we would request that no one enters the site unaccompanied. Should you require an inspection of the site and the existing property, prior arrangement will need to be made through the agent.

Offers

The sale way of an Informal Tender and the closing date for bids is **Friday 1st February 2019**.

Offers are invited on a unconditional basis for the freehold with full vacant possession. Consideration may be given to conditional, subject to planning, offers but this is not the preference.

Only offers in writing will be considered. All unconditional offers **MUST** include details of your financial ability to proceed and details of any on-site due diligence you would like to undertake prior to an exchange of contracts.

For conditional offers to be fully considered they **MUST** include details of your proposed scheme if it differs from the proposed plans, your planning strategy and a complete description of any site due diligence that you would like to undertake prior to an exchange of conditional contracts.

Evidence will be required to demonstrate that funds are available to complete the transaction. In addition, under current Anti-Money Laundering regulations we are required to establish the identity of all proposed purchasers or principals of the purchasing company prior to any agreement being reached.

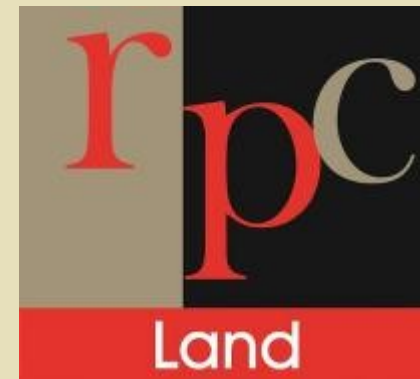
The vendor is not obligated to accept the highest or any bid made.

Agents Details

For further information please contact the agents:

Graeme Dowd

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