FORMER CANTERBURY SOCIAL EDUCATION CENTRE,
COW LANE, CANTERBURY CT1 3RR

POTENTIAL
RE-DEVELOPMENT SITE OF
0.67 HECTARES (1.654 ACRES)
FOR SALE

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com
LOCATION:
The site is situated on the western side of Cow Lane directly opposite the junction with Simmonds Road on the western periphery of the Wincheap Industrial Estate and immediately to the north east of Canterbury Riverside Retail Park. There is a Homebase retail warehouse situated immediately to the north of the site. Access can be obtained onto the coastbound carriageway of the A2 from Wincheap Road approximately 600 metres to the south west.

DESCRIPTION:
The property comprises a roughly rectangular shaped site which has an area of approximately 0.67 hectares (1.65 acres). On the eastern part of the site there is a detached single storey building which has most recently been used for social education purposes. The eastern part of the building is of brick construction and has felt clad roofs. The western part of the building is of pre-fabricated construction. The accommodation within the building includes an entrance area, offices, workshops, 2 kitchens, a dining hall, w.c.s. and stores. The eastern part of the site is mainly laid to grass. There are strips of fairly dense scrub vegetation adjacent to both the northern and southern boundaries.

FLOOR AREAS: The approximate gross and net internal floor areas of the building are as follows:-

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<tr>
<td>Eastern Wing</td>
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<td>Entrance area, offices, stores, kitchen, dining hall, workshops and w.c.s.</td>
<td>6,425 sq. ft. (596.88 m²)</td>
<td>3,933 sq. ft. (365.37 m²)</td>
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<td>Western Wing</td>
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<td>Corridor, workshops, kitchen, games room, office, store &amp; w.c.s.</td>
<td>3,289 sq. ft. (305.54 m²)</td>
<td>3,090 sq. ft. (287.06 m²)</td>
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PLANNING:
On the Proposals Map which forms part of the Canterbury District Local Plan First Review July 2006, the property is shown as being specifically excluded from either the Wincheap Industrial Estate to the north east or the Riverside Retail Park to the south west.

The site is identified in the Canterbury City Council Strategic Housing Land Availability Assessment (SHLAA), as a site which will be carried forward for further assessment on the grounds the site is within the urban area and falls within one of the options under consideration (SHLAA Ref: 117). The route of the proposed Wincheap Relief Road is shown as crossing the western part of the property.

SALE PRICE:
Offers in excess of £400,000 are invited for the purchase of the freehold interest in the property. All offers are to be received at this office by 5.00 p.m. Tuesday, 30th April 2013.

EPC:
The property is Band E rated. A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS:
Each party to bear their own legal costs in relation to the sale of the property.

VIEWING & FURTHER INFORMATION:
Strictly through the vendor’s agents as the property is security protected.

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2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:
Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) All rents, prices or other charges given are exclusive of VAT;
2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.