

LAND EAST OF FORMBY ROAD, HALLING, KENT ME2 1BA



**PROMINENT SITE WITH OUTLINE PLANNING CONSENT
FOR INDUSTRIAL AND FOOD RETAIL USES**

1.0 ACRES (0.41 HECTARES)

FOR SALE

LOCATION

The site is located immediately to the east of Formby Road (A228) in Halling.

The M2, J4 is approximately 2 miles to the north via the A228 and the M20, 3.5 miles to the south also via the A228 (part dual carriageway).

Halling station is approximately 600 metres to the south and provides branch line services to Strood and Maidstone Barracks.

DESCRIPTION

The property comprises a flat, mainly cleared site. Salient features of the property are as follows:-

- Prominent site fronting the A228
- Cleared and level site
- Part hard surfaced/part aggregate surfaced
- Outline planning consent granted for industrial and food retail uses (Ref. MC/19/3158)
- Freehold opportunity
- Suitable for a variety of uses
- On site sub-station
- Significant residential development surrounding the property
- Excellent access to J2, M2 and J4, M20
- Immediately available

ACCOMMODATION

The property has been measured on Promap as follows:-

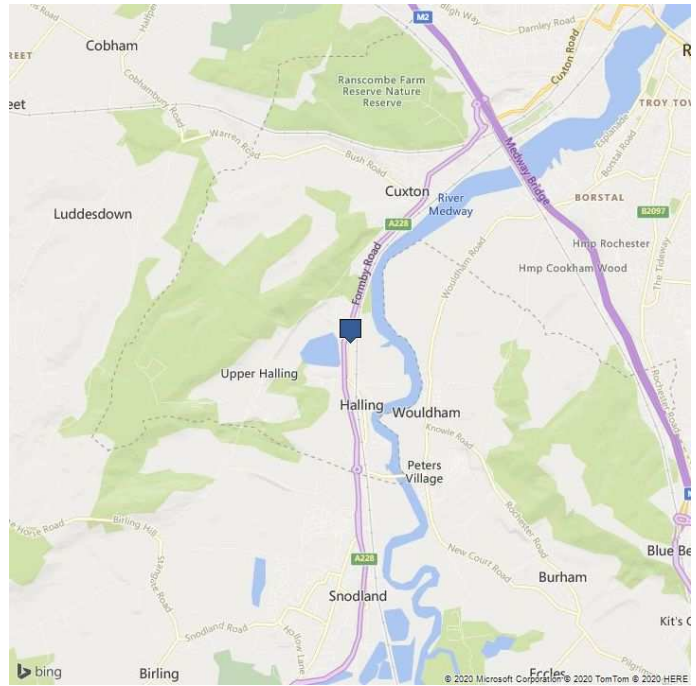
Site 1.0 acres (0.41 hectares)

PURCHASE PRICE

Offers in excess of £895,000 for the freehold interest.

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

LOCATION PLAN



TERMS

The property is available to purchase freehold.

BUSINESS RATES

We are not aware of any current assessment for the site.

LEGAL COSTS

Each party to bear their own costs.

EPC

There are no buildings on site, therefore an Energy Performance Certificate is not required.

VAT

The property is elected for VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01322 475940/07764 476915

richardturnill@watsonday.com

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



01322 475940

SITE PLAN



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Plotted Scale - 1:1250. Paper Size - A4

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