

GUIDE PRICE
**£800,000–
£850,000**

BIDDING DEPOSIT
£9,000

DIGITAL AUCTION DATE
29th September 2020



Land and buildings at Barwick Road, Dover, CT17 0TJ

Three freehold industrial/warehouse buildings of 4,877.37 sq m (52,500 sq ft) on a site of approximately 2.56 hectares (6.32 acres) with redevelopment potential, subject to consents. Vacant possession

Bid1.

Property Summary

- Vacant former industrial premises with development potential
- Approximately 52,500 sq ft of buildings
- Outline planning permission for up to 220 dwellings (now lapsed)
- Site area of 6.32 acres (2.56 hectares)

Location

The Property is located in Dover, Kent, a historic town on the southeast coast. Surrounding centres include Folkestone (8 miles), Canterbury (18 miles) and Ashford (23 miles). Eurostar and Eurotunnel connections are available at Folkestone whilst Dover port provides regular ferry services to the continent. M20 and M2 motorways provide connectivity to the wider road network.

The Property is situated within the Combe Valley area and is bounded by Barwick Road to the north, Poulton Close and commercial property to the south and the Triangle Community Centre to the west. There is vehicular and pedestrian access to and from Barwick Road, a residential area comprising semidetached houses. Poulton Road is characterised by light industrial and commercial properties. Dover town centre is located 1.8 miles southeast from the property. Dover Priory railway station is 1.8 miles from the property and provides services around the southeast including London St Pancras within a 65 minute journey. Shops and local amenities are all located within walking distance and bus services are also available. Attractive and protected countryside is also situated to the west of the property further along Barwick Road.

Description

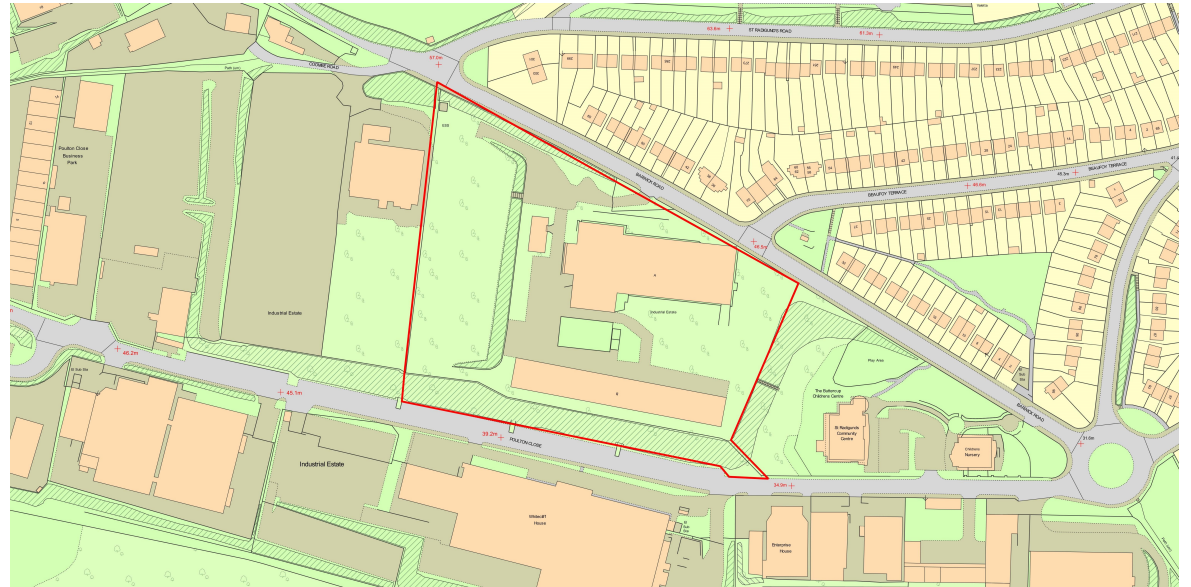
The property comprises a vacant irregular shaped brownfield parcel of land extending to 2.56 hectares (6.32 acres). The majority of the site is spread over gently sloping topography. There are three existing buildings on site which total approximately 4,877.37 sq m (52,500 sq ft). The buildings have been damaged in places so are in poor to fair condition. Surrounding the buildings are large areas of hardstanding which are currently overgrown and include strands of Japanese Knotweed. We understand previous uses of the site include a workhouse, car distribution centre and brickworks. Surveys of the Property have revealed that it is registered as a licensed inactive landfill site with made up ground and traces of contamination. Remediation and foundation design will need to take this into account. The property is not located in a flood risk area.

VAT

We understand that VAT is not payable

Tenure

Freehold



Planning

The local planning authority is Dover District Council who we understand are keen to see the property developed. The property is identified as falling within Policy LA8 of the Dover District Council Land Allocations Plan 2015. The Property is not situated in a conservation area nor is it listed. The property did benefit from outline planning permission (now lapsed) for the erection of up to 220 residential dwellings including vehicular access and associated works (ref DOV/12/0011 granted December 2014). The first application for approval of reserved matters needed to be submitted no later than three years from the date of permission. A related s.106 agreement required the payment of various financial contributions and 30% affordable housing within the dwelling mix. The permission was obtained by a previous owner and covers a small parcel of land (situated to the south west corner of the Property) that is not within the ownership being sold. The permission has now lapsed. We understand that Dover District Council would be amenable to alternative development schemes. There is also potential for ongoing commercial uses and/or mixed use development.

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