



Rare Commercial Development Opportunity

Up to 0.6 acres of land for sale in Ashford

Executive Summary

- 0.6 acres of unbroken land with positive planning applications for commercial led development.
- The site is likely to be of interest to a broad range of potential buyers.
- Ashford Town Centre is located 1.3 miles away.
- Excellent transport amenities nearby including Ashford International Station situated only 1.3 miles away.
- M20 & M2 is situated close by making London, Maidstone & the rest of Europe very accessible
- Unconditional or subject to planning offers are invited.
- Ideal development opportunity for a drive thru operator.
- Vacant possession will be provided.





Description

A unique opportunity to purchase freehold land with development potential in the heart of Kent.

The site is located on Canterbury Road in Ashford, lying adjacent to the Holiday Inn. The plot for sale forms part of a larger site measuring approximately 9 acres and has the intention of having a Retirement Village to the rear and a Large Supermarket the front, subject to planning permission

The site is not located within a designated retail centre, however the surrounding area comprises a number of commercial uses including Bybrook Barn Garden Centre, Bybrook Barn Restaurant, Dovecote Practice, a pharmacy, and the Holiday Inn hotel next-door.

The site falls into flood zones 1, 2 and 3.

Opportunity

Planning permission was granted in 2019 for a two storey A3 restaurant seating 172 people with associated parking. Additionally, in 2003 and 2010 there were approvals for a recreational facility with associated parking. As such, we consider various commercial uses to be feasible on the site including but not limited to:

- Drive Thru
- Commercial Business Premises
- Restaurant
- Boutique Hotel
- Cafes
- Garden Centre
- Car Dealership
- Leisure Facility

We encourage all parties to conduct their own due diligence on the potential use of the site.



Planning

The site measures approximately 0.6 acres in total and is located within the green corridor. Green corridors comprise of open areas, which maintain the divergence between the rural areas and the built-up areas. The principle of development within the green corridor is feasible subject to planning permission. We encourage all interested parties to seek independent planning advice.

The site was historically used as a sports field in the 1960s.

The site benefits from positive planning history dating back to 2003.

Planning history details:

- (00/00301/AS) Outline application approved 03/02/2003 – Development of outdoor recreational facilities with pavilion and associated car parking with new vehicular access from Canterbury Road.
- (10/00372/AS) Outline application approved 22/07/2010 – Improvement of former recreation land to provide a school of football development including temporary buildings for changing/showers etc, 2 training pitches, flood lighting, fences, new access and car parking.
- (DC/19/02925/FULL1) Full planning application approved 12/08/2019 - Planning permission was approved for the erection of part single, part two storey Class A3 restaurant building together with associated access, parking and landscaping. This planning application consisted of a 172-cover restaurant with associated kitchen and service areas, a 28-cover bar, an enclosed rear service yard and a 66-space carpark.



The far eastern side of site has a major supermarket store scheduled to commence operations in the foreseeable future. The site is not located within a designated retail centre, however the surrounding area, comprises a number of commercial uses including Bybrook Barn Garden Centre, Bybrook Barn Restaurant, Dovecote Practice, a pharmacy, and the Holiday Inn hotel next-door.

The site falls into category flood zones 1, 2 and 3 classification. The eastern side of the development lies within in flood zones 2 and 3

Location

The site is located on Canterbury Road, 1.3 mile from Ashford town centre.

Ashford has experienced a significant regeneration in recent years. In 2022 over £600 million of capital investment would have been committed to Ashford's continued growth in infrastructure, amenities, and housing and the below:

- **Ashford College** is 1.2 Miles from Canterbury Road and accommodates over 1,000 students.
- **Elwick Place Leisure Complex** is 1.3 miles from Canterbury Road and employ more than 51,000 people.
- **Victoria park** is 2.9 miles from Canterbury Road, has been given more than £3,000,000 from the National Lottery Heritage & The National Lottery Community Fund.



Places to visit:

The Curious Brewery

- 1.3 Miles away from Canterbury Road.
- As the beer and cider producing arm of Chapel Down, England's leading winemaker.
- One of Ashford's most popular tourist attraction.

Ashford Designer Outlet

- 2.3 Miles away from Canterbury Road.
- Over 90 boutiques.
- Averages 3,600,000 visitors each year.

Ashford International

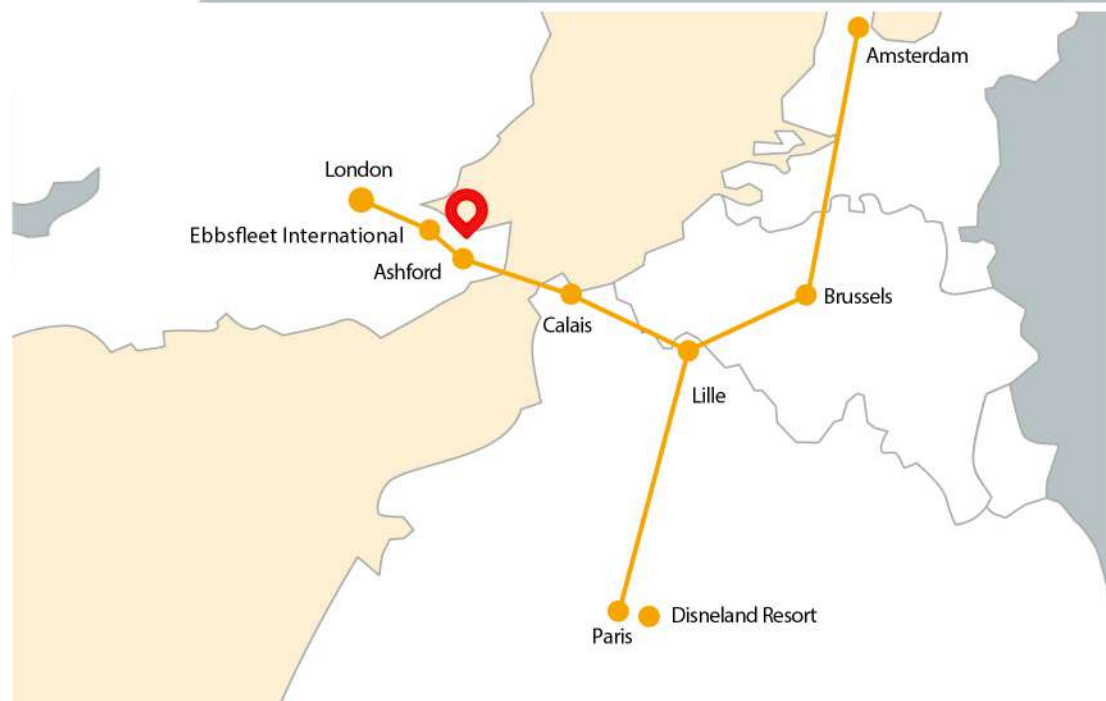
- 1.3 Miles away from Canterbury Road.
- High Speed trains to London in 37 minutes.
- Has over 2,000,000 passengers each year.

Eureka Park

- 0.9 Miles away from Canterbury Road.
- 300,000 sqft of built business space with outline consent for a further 1,200,000 sqft.
- Grade A Office space suitable for head office operation. Some of the UK's Largest IT organisations are relocating to Eureka Park.

Transport

- **Rail** - Now being serviced by the domestic High Speed 1 rail link a super-fast service that enables you to get to London St Pancras in only 37 minutes cutting normal travel times in half. Ashford International. In addition, Ashford has excellent direct rail links to the rest of Kent and Sussex (Folkestone, Dover, Canterbury, Maidstone, Tonbridge, Sevenoaks, Hastings & Brighton).
- **Eurostar** - Direct passenger services from Ashford to Paris which takes just 2 hours or to Lille in only 57 minutes.
- **Road** - There are two major motorways the M2 & M20 providing direct access to several Major towns and Cities such as London, Maidstone, Dartford, Dover, Folkestone as well as continental Europe.
- **Air** - Ashford offers ready access to London's two main airports – Heathrow (90 minutes) & Gatwick (60 minutes).
- **Sea** - The Port of Dover is within 30 minutes of Ashford and has been named as the world's busiest roll on roll off terminal. Folkestone which operates direct ferries to France is only 18 minute drive.



Unconditional or subject to planning offers are invited.



Unit 2
2 Delacourt Road
London
SE3 8XA

NATHAN KING

Senior Development Consultant

☎ 020 8106 8666

✉ nathan@cityandcounties.com

LATIF ACISU

Land Consultant

☎ 020 8106 8666

✉ latif@cityandcounties.com

📄 city-and-counties-commercial



This report (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the addressee(s) and solely for the purpose for which it is provided. Unless we provide express prior written consent, no part of this report should be reproduced, distributed or communicated to any third party. We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. If you have any questions about the above disclaimer - please contact info@cityandcounties.com.