

FOR SALE

FORMER SCHOOL WITH POTENTIAL FOR RESIDENTIAL DEVELOPMENT (STPP)
ALLOCATION FOR UP TO 60 DWELLINGS

ON THE INSTRUCTIONS OF



Site area extends to approx.
1.5 hectares
(3.75 acres)

FORMER HALFWAY HOUSES PRIMARY SCHOOL
SOUTHDOWN ROAD, MINSTER ON SEA, SHEERNESS, ME12 3BE

FORMER SCHOOL WITH DEVELOPMENT POTENTIAL (STPP)

EXECUTIVE SUMMARY

- Opportunity to acquire a former school and associated land (Use Class F1) with scope for redevelopment (STPP).

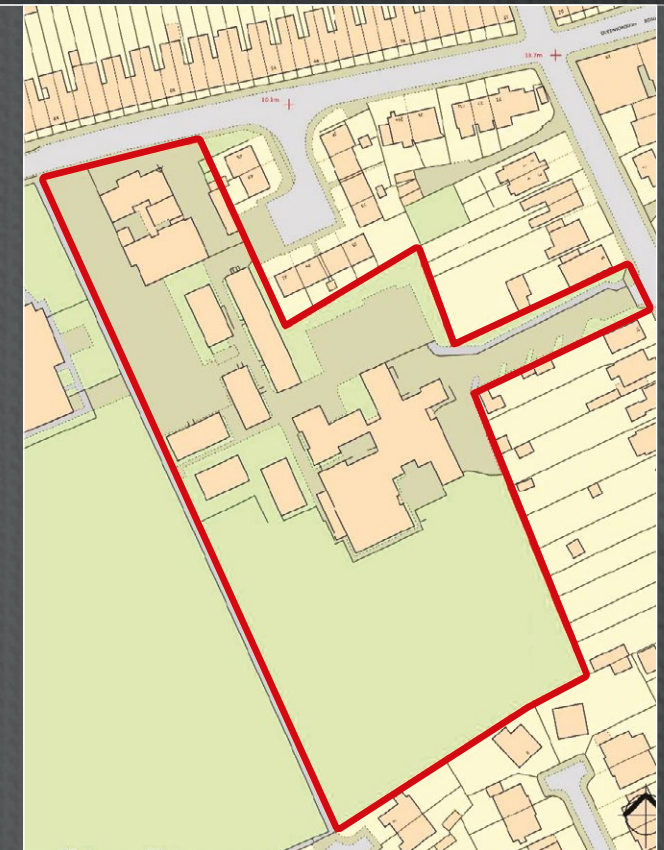
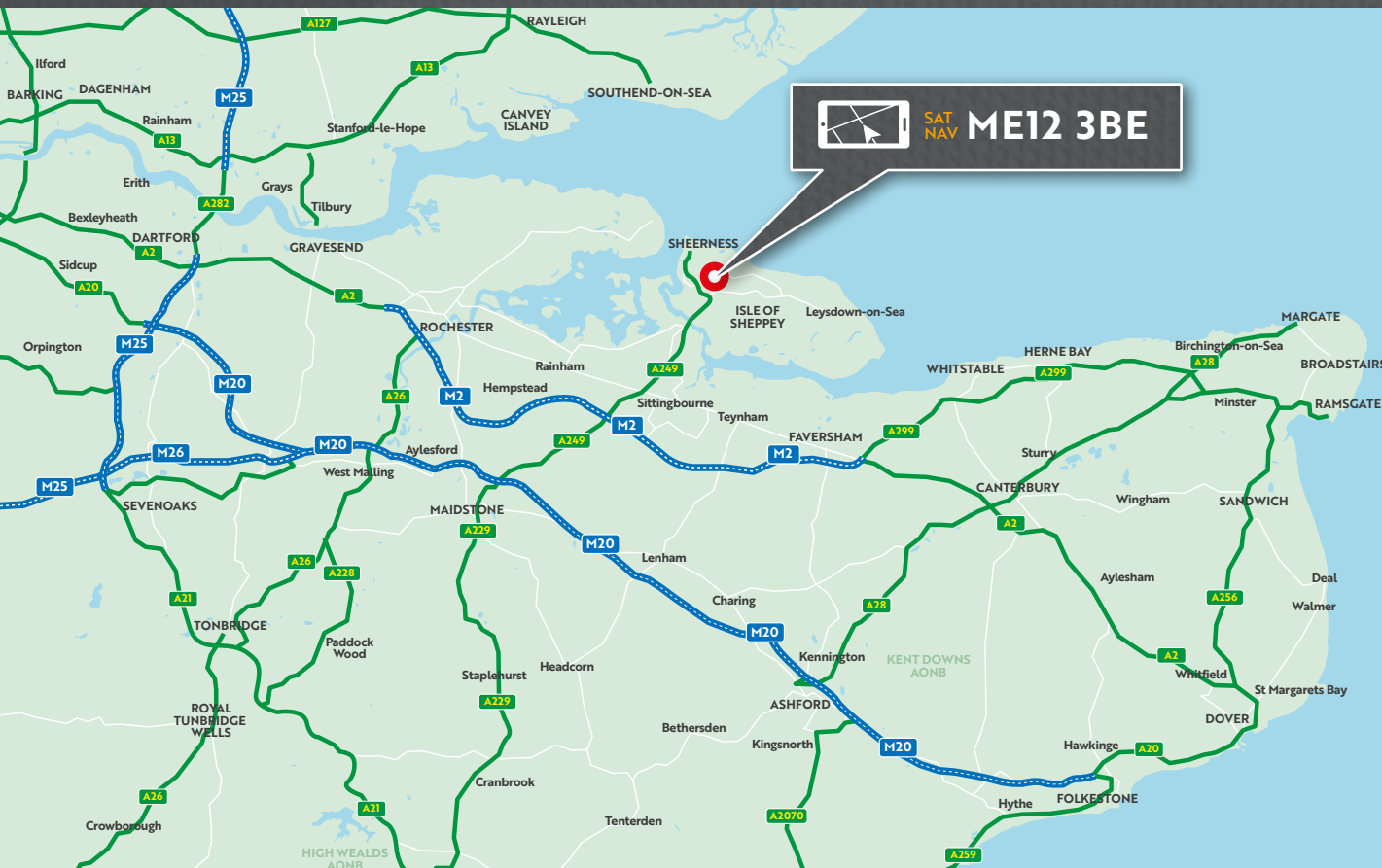
1,126 m² (12,120 ft²)

approx. GIA of existing accommodation.

Site area extends to approx.

1.5 hectares (3.75 acres)

- Located on the outskirts of Minster on Sea approximately 1.6 km south of Sheerness town centre.
- Suitable for alternative uses or redevelopment for residential, care or commercial (subject to obtaining the necessary planning consents).
- Freehold with vacant possession.
- Unconditional and subject to planning offers are invited.



Site allocated for residential development:

Up to 60 dwellings

(Policy A20.9 of the Swale Local Plan 2017)

FORMER HALFWAY HOUSES PRIMARY SCHOOL, SOUTHDOWN ROAD, MINSTER ON SEA, SHEERNESS, ME12 3BE

LOCATION

The property is located in the settlement of Halfway Houses approximately 1 km to the west of Minster on Sea and approximately 1.6 km south of Sheerness, the largest settlement on the Isle of Sheppey.

Sheerness town and port is directly accessible via Halfway Road providing amenities including the Blue Town Heritage Centre and Sheppey Leisure Centre, as well as a mix of multiple and independent retailers.

To the south west of Halfway Houses is the Neats Court Retail Park outside Queenborough with occupiers including Morrisons, B&M, Iceland, Starbucks and Snap Fitness.

The frontage road links to the A249 at Queenborough giving direct access to the A2, the M2 (Junction 2) and the M20 (Junction 2).



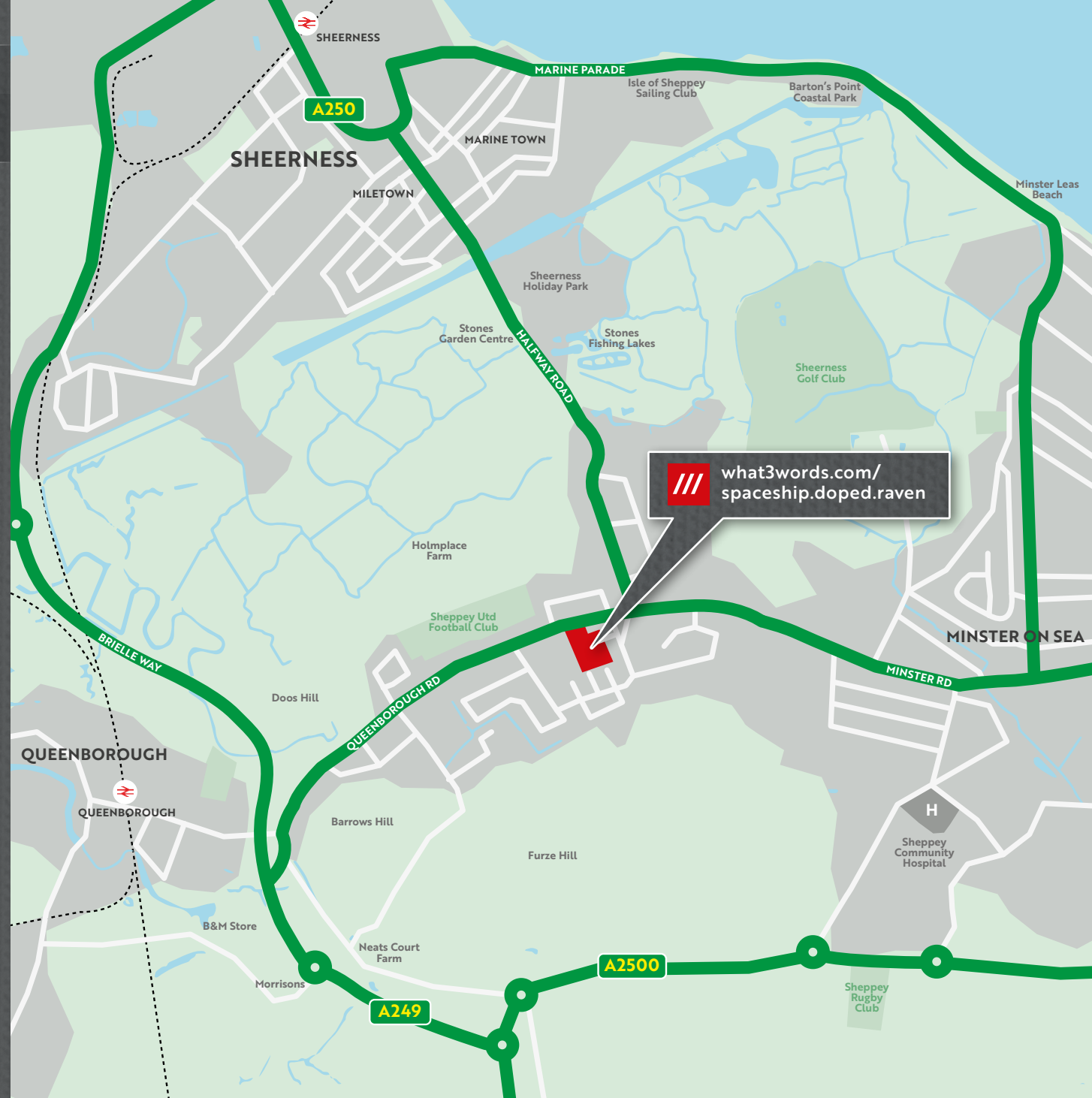
The closest **railway station** is at Queenborough providing services to destinations including London St Pancras in 76 minutes via Sittingbourne.



Bus stops are situated directly outside the site, providing services to Sheerness and Sittingbourne.

The property is situated in a predominantly residential area characterised by a mix of housing stock of varying ages and types.

The site is bordered to the west by the Sheerness East Working Men's Club and associated sports grounds to the rear which run the entirety of the site's western boundary with the two separated by a public footpath.



FORMER HALFWAY HOUSES PRIMARY SCHOOL, SOUTHDOWN ROAD, MINSTER ON SEA, SHEERNESS, ME12 3BE



DESCRIPTION

The property site comprises a former primary school and associated grounds.

To the northern end of the site overlooking Queenborough Road is a single storey, period school building of traditional brick and tile construction.



Toward the centre of the site is a larger teaching block constructed in the 1970s.

These main school buildings have been supplemented by an array of temporary classrooms.

The southern section of the site comprises a former playing field.

In addition to the Queenborough Road frontage and access, the site also takes an access from Southdown Road.

Site area extends to approx.
1.5 hectares (3.75 acres)

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PLANNING & DEVELOPMENT

- The property lies within the administrative area of Swale Borough Council.
- The property is not Listed and does not fall within a Conservation Area.
- The property has formerly been used as a school which falls within Use Class F1 of the Town and Country Planning (Use Classes) Order 1987, as amended.
- The site offers considerable potential to be redeveloped for a variety of uses including residential, care or commercial uses subject to the grant of appropriate planning permissions.

- On the Isle of Sheppey, Swale Borough Council seeks 0% Affordable Housing currently.



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Up to 60 dwellings
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- The site is within the West Sheppey Triangle, which is the focus of new development within the Borough under the Swale Settlement Strategy and the provision of new housing in these areas is to be supported.



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FURTHER INFORMATION

TENURE

The property is held freehold under Title reference numbers TT99231 and K281028 and is offered with vacant possession.

PRICE

Price on application.

OFFERS

Offers are invited on both an unconditional and subject to planning basis for the freehold interest by way of informal tender.

Subject to planning offers must include indicative details of the proposed development.

Offers are to be submitted in writing utilising SHW's Bidding Guidelines & Bid Proforma, which is available for download from the data room.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Details of the EPC are available in the data room.

VIEWINGS

Viewings must be arranged via appointment with the sole agent, SHW. Contact details opposite.

DATA ROOM

For further information and access to our data room please follow the below link:

shwcrm.agencypilot.com/PropertyView/PropertyDataRoom/29098/Former-Halfway-House-Primary-School-Southdown-Road-Minster-On-Sea-Sheerness-Kent-ME12-3BE/



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