

Grove Farm Park Maidstone Road Hadlow Tonbridge

SW

Sanderson
Weatherall



FREEHOLD FOR SALE

By Order of the Administrators of Grove Farm Park Limited
Student Accommodation / Development Opportunity

1,255.92 sq m
13,519 sq ft





Location

The site (edged red and green) is located in a rural setting on the outskirts of Hadlow, a village in the Borough of Tonbridge and Malling in Kent, approximately 3 miles north-east of Tonbridge, 10 miles south-west of Maidstone and 9.5 south-east of Sevenoaks.

The site fronts onto Maidstone Road (A26) which connects with Tonbridge to the south-west and Junction 4 of the M20 Motorway approximately 8 miles distant to the north-west. The nearest train station is Tonbridge which provides regular services to London Charing Cross in approximately 45 minutes.

Description

The property comprises a farmhouse and series of former agricultural buildings situated on a 1.64 acre site (edged red). The buildings are currently arranged as four student accommodation blocks that provide a total of 55 en-suite rooms with shared kitchens and reception rooms.

There is a further parcel of undeveloped land to the south extending to approximately 0.60 acres (edged green) and agricultural land extending to 23.52 acres (edged blue), which is being marketed for sale by Hobbs Parker. A right of way will be granted in favour of the agricultural land (edged blue) across part of the site (edged red) on a sale.

Please note that new titles will need to be created upon a sale. The boundaries shown on the plans are approximate and may be altered for the purposes of a sale.

Tenure and Tenancy

The property is held Freehold under Title No: **K945008**

Hadlow College (in Education Administration) were granted a lease over the property for a term of 15 years from 01 September 2009 ('the headlease').

An underlease was subsequently granted by Hadlow College (in Education Administration) to North Kent College commencing 15 August 2020 and ending 30 September 2021. There is a tenant option to break on 01 August 2021.

We understand that upon either expiry of the underlease or the exercise of the tenant option to break, it is the intention of the Education Administrators of Hadlow College to surrender the headlease.

Accommodation

We understand the buildings provide the following approximate floor areas:

Description	sq m	sq ft
The Farmhouse	288.38	3,104
Oast	386.13	4,156
The Barn	191.56	2,062
The Stables	389.85	4,196
Total Approximate GIA	1,255.92	13,519

Planning

The property lies within an area administered by Tonbridge and Malling Borough Council. The site has consent for use for student accommodation for Hadlow College. Hadlow College has entered administration and therefore we assume that Tonbridge and Malling Borough Council would be supportive of an alternative C2 use on the site. Buyers should make their own enquiries in this regard.

The principle of residential development is supported by a pre-planning application statement and response from Tonbridge and Malling Borough Council. A copy of the statement and response is available upon request.

VAT TBC.

Data Room Access available upon request.

Proposal

Offers are invited for the **Freehold interest**, subject to contract and exclusive of VAT.

Alternatively, offers will be considered for part.

There is also the **opportunity to acquire agricultural land** to the north of the property which extends to **23.52 acres**. Please contact **Vicky Phillips** of **Hobbs Parker** (07799 099 457/vicky.phillips@hobbsparker.co.uk) for further details.

We envisage delaying completion of a sale to coincide with the surrender of the headlease.

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number **DC 344 770**

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