

October 2017
Our Ref: JASK/PJG/SVDV374696



SUBJECT TO CONTRACT

Sam Kirkaldy MRICS FAAV
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Dear Applicant,

LAND AT BARWICK ROAD, DOVER KENT CT17 0TJ

Please find enclosed details of the above Property, which we are marketing for sale by private treaty as sole agents. We are inviting offers on an **unconditional basis**.

The Property can be viewed from Barwick Road and Poulton Close, and it will be possible to arrange inspections of the Property on an ad hoc basis. Planning details can be viewed at the Dover District Council's Planning page under planning reference: **DOV/12/00111**.

The following information is available by email:

- Land Registry Information;
- Decision Notice and Section 106 Agreement (application: **DOV/12/00111**);
- Planning appraisal prepared by Savills;
- Contamination Survey Statement prepared by CC Geotechnical in October 2006;
- Extended Phase 1 Habitat Survey prepared by Thomson Ecology in August 2013;
- Topographical Survey;
- Covenant Insurance Policy;
- Demolition Quote provided by Dover Demolition;
- Japanese Knotweed removal quote provided by Phlorum.

All offers for the Property must provide the following information:

- Offer price;
- Due diligence required;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- Details of parties involved including contact information;
- The status of Board, or similar, approval;
- Confirmation of financial backing/ability to complete the purchase. If Bank, or similar funding is required, then confirmation from them concerning the loan facility for the intended purchase should be included;
- Confirmation of full review of information supplied by Savills;
- Full solicitor's details.

Should you have any queries in relation to the above, please do not hesitate to contact Sam Kirkaldy or Sam Wysock-Wright at our Sevenoaks office on 01732 789750.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Sam Kirkaldy". The signature is fluid and cursive, with a large initial "S" and "K".

Sam Kirkaldy MRICS FAAV
Director

Development Opportunity

Land at Barwick Road

Dover, Kent, CT17 0TJ



- Vacant former industrial premises
- Approximately 52,500 sq ft of buildings
- Outline planning permission for up to 220 dwellings
- Dover town centre 1.8 miles
- Site area of 6.32 acres (2.56 hectares)
- Residential, commercial and mixed use development opportunities

Contact

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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.

Situation

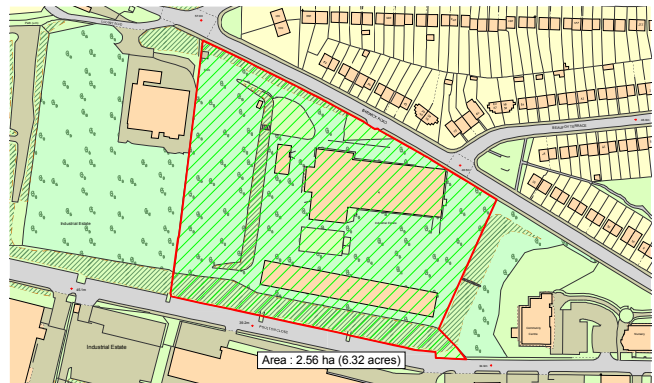
The Property is situated within the Combe Valley area and is bounded by Barwick Road to the north, Poulton Close and commercial property to the south and the Triangle Community Centre to the west. There is vehicular and pedestrian access to and from Barwick Road, a residential area comprising semi-detached 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. Shop 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 6.32 acres (2.56 hectares). The majority of the site is spread over gently sloping topography. There are three existing buildings on site which total approximately 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 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 within a flood risk area.



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 benefits from outline planning permission for the erection of up to 220 residential dwellings including vehicular access and associated works (ref DOV/12/0011 granted Dec 2014). The first application for approval of reserved matters needs to be submitted no later than three years from the date of permission. A related s.106 agreement requires 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.

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.

Tenure

The Property is owned by Aksala Limited and freehold interest is registered at the Land Registry under title nos. K89101, K183358 and K664328. The titles are subject to development covenants but an indemnity policy is in place. The land that forms part of the permitted development (but is not owned, nor included in the sale) is title number K152945. Vacant possession will be provided on sale completion and we understand the Property is not elected for VAT.

Services

It is recommended that prospective purchasers make the necessary enquiries as to service capacities but we understand all mains services are within close proximity.

Method of Sale

The Property freehold is offered for sale on a private treaty basis. The vendor will not provide any warranties relating to historic surveys or property information. Interested parties can view the Property from the public highway and can make an appointment to fully inspect via Savills. Further information including site surveys, title information, planning documents and topographical survey are available by email on request.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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