

Potential Mixed Redevelopment Site

Costcutter and Kenmure, Ashford Road

St Michael's, Tenterden, TN30 6PR



REDEVELOPMENT SITE, SUBJECT TO PLANNING

- Former shop and two-storey residential dwelling.
- Total Site area – circa 1/5th of an Acre

This site of just under an acre in total comprises at the current time 'Kenmure', a two-storey residential dwelling house totalling a little over 1,000 sq.ft. on ground and first floor. It is of brick construction under a slate roof, having tile-hung upper elevations and a large garden to the rear.

To the immediate north of 'Kenmure' is a former shop building of single storey construction providing some 1,500 sq.ft. of sales accommodation and a little under 200 sq.ft. of storage space. It is presumed that this redundant shop building will be demolished as part of any redevelopment scheme.

It is anticipated that subject to planning, further residential development on this plot could be permitted.

OFFERS SOUGHT IN THE REGION OF £500,000

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

This site is located on the eastern side of Ashford Road, immediately north of its junction with Swain Road in the centre of St Michael's, a small village located immediately north of Tenterden. This is a predominantly residential area although there are a few retail premises clustered around the junction along with a public house and petrol filling station nearby.

Tenterden is a small town of approximately 7,000 inhabitants located some 16 miles south-east of Maidstone, the county town, and 10 miles south-west of Ashford.

ACCOMMODATION

Former supermarket –	Sales area:	1,527 sq.ft.
	Internal storage:	69 sq.ft.
	External storage:	116 sq.ft.
'Kenmure'	Ground Floor	564 sq.ft.
	First Floor	503 sq.ft.
Total Site Area:	0.197 Acre.	

SERVICES

Mains electricity, water and gas are connected to the property.

TERMS

Offers are sought in the region of £500,000 for the freehold of the site with vacant possession upon completion.

VIEWING

The site can be viewed externally during the hours of daylight whilst in possession of a copy of our sales particulars. Internal viewings of the residential part of the property should be made by prior appointment with the agents, Stafford Perkins. Tel: 01233 613900.

