



Hall Place, Harbledown By Pass, Canterbury, Kent

# Harbledown Place Harbledown By Pass, Canterbury, Kent, CT2 9AG

An opportunity to purchase a substantial commercial property in a prominent location on the outskirts of Canterbury.

Site area: 3.66 acres (1.48 hectares)

The property is currently used as an enterprise centre as part of Canterbury Christ Church University. The site offers potential for a change of use or redevelopment, subject to the necessary planning consents.

## The property

The original property was constructed circa 1850 and has since been extended over time to offer 27,000 sq ft of business space. The original property to the front of the site has been extensively extended to the rear to offer seminar rooms, offices and a food court. Externally, there is a substantial amount of car parking set over several levels of the site.

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

**01227 473703**

canterbury@struttandparker.com  
struttandparker.com

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60 offices across England and Scotland, including Prime Central London

## Location

The property is located in a prominent position on the north side of the A2050 Harbledown By Pass to the east of its junction with the A2, and 1km to the west of Canterbury City Centre. It is bounded to the north-west and east by agricultural land and woodland.

This prominent setting means the property is within easy reach of the City Centre, where there are a wide selection of retail and leisure amenities, three Universities, a variety of schools and a high speed train link to St Pancras International in approximately 55 minutes.

## General

**Local Authority:** Canterbury City Council

**Tenure:** Freehold with vacant possession

**Technical Information:** All the available technical information relating to the site can be obtained by contacting the selling agent, Strutt & Parker.

**Planning:** We believe there is potential for the property to be redeveloped into residential use, a boutique hotel, a care facility or a variety of other uses subject to the necessary planning consent. Purchasers should take independent advice if they are considering a change of use.

## Enquiries

For viewings and enquiries, or in order to submit an offer, please contact:

**George Gibbons**

07557 166812

george.gibbons@struttandparker.com

**Tim Mitford-Slade**

07740 678475

tim.mitford.slade@struttandparker.com

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