

The Lindens
St Benets Way, Tenterden, Kent

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A former care home suitable for alternative uses, refurbishment and redevelopment, subject to obtaining the necessary consents.

- Cranbrook 6 miles
- Maidstone 21 miles
- Rye (the Coast) 10 miles
- Ashford 12 miles
- M20 (J9) 10 miles

Distances approximate

The particulars are intended as a guide only and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

On the instructions of Kent County Council



Site area in all about 0.55 hectares (1.4 acres)

Buildings in all about 1,870 sq m (20,129 sq ft) GEA

For sale freehold



Ref EVC/ARB: 206400

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**Knight
Frank** 

The Knight Frank logo, consisting of the words 'Knight' and 'Frank' stacked vertically in a bold, black, sans-serif font, followed by a red graphic element consisting of four diamond shapes arranged in a larger diamond pattern.



Location

The Lindens is situated in Kent close to the Sussex border. The property is located about ¼ of a mile from the centre of Tenterden High Street which offers a wide range of shops and services. Road and rail communications are in easy reach including Ashford International nearby which offers a rail link to London Waterloo. Headcorn train station is about 15 minutes drive and provides a regular train service to London Bridge, Charing Cross and Waterloo with an average journey time of approximately 60 minutes. The M20 Motorway (junction 9) is 10 miles distant.

Background to sale

The property has been used as a residential care home by Kent County Council over a long period. However with the construction of a new medical and healthcare facility at West View Hospital also in Tenterden the residents are to be transferred to this new facility.

Description

The Lindens was last used as a residential care home for the elderly together with a day care facility. The property was purpose built and later extended in 1991. The property has brick elevations with a pitched tile roof and the accommodation is arranged principally over a single storey. Outside is a small area of garden and parking and the boundaries are screened by trees. In addition there is a bungalow, known as The Oaks.

Floor Areas

We are advised that the floor areas of the property are as follows

Main building	1,678 sq m	18,062 sq ft
Bungalow	192 sq m	2,067 sq ft
Total	1,870 sq m	20,129 sq ft (GEA)

Services

It is understood that mains water, electricity, gas and drainage are available to the site, although it will be the responsibility of the purchaser to ensure that they are available and adequate for the future use of the property.

Local Authority

Ashford Borough Council Telephone - 01233 331111

Planning Status, Alternative Uses and Development.

The site lies wholly within Ashford Borough. The relevant policies which guide development on the site are contained in the Ashford Borough Council Local Plan, which was adopted in June 2000. A review of this document has recently commenced, albeit at a very early stage, to take account of the proposed changes contained in the Planning and Compulsory Purchase Act 2004. The Draft LDP is scheduled to be published in Summer 2005.

The adopted Local Plan Proposals Map shows that the site lies within the settlement of Tenterden. In addition, the eastern half of the site, including approximately half of the main building and the bungalow are located within the Tenterden Conservation Area. None of the buildings on site are listed. The existing trees on the site are not covered by a Tree Preservation Order, although those in the designated Conservation Area will be afforded protection under S.211 and 212 of the Town and Country Planning Act 1990 (as amended).

In accordance with S.54 of the Town and Country Planning Act (1990), all proposals for new development will be determined in accordance with the policies contained in the adopted local plan, unless material considerations indicate otherwise.

A full examination of relevant planning policies at national and local level, in addition to details of the planning history has been undertaken and informal discussions have taken place with Local Authority officials.

Informally the LPA officials have confirmed that the site is considered to be previously developed land, currently in a quasi-residential use and located in an established residential area. Continuation of the existing lawful use (Class C2 Residential Institutions) or re-use of the site for residential purposes, either as conversion or new build, is in principle, accepted by the LPA officials. The urban location of the site would require residential density levels to be in accordance with PPG3 Housing and as a windfall site, development would not be considered to be premature.

A number of key issues would need to be addressed as part of any development proposals, notably:

- Retention of existing boundary landscaping and mature trees;
- The relationship with existing properties;
- Location, scale and design of new buildings;
- Minimal impact on views into and out of the site;
- Retention of landscaping and open space at the Ashford Road frontage;
- Highways issues and the impact on the immediate infrastructure; and
- Housing mix and the inclusion of affordable housing

We would advise prospective purchasers to undertake their own investigations with the LPA in respect of proposals for additional or alternative development on the site.

Method of Sale

Bids are invited for the freehold interest of the property as a whole.

Option A: Unconditional Offer (Preferred basis for offers)

An unconditional bid for a fixed sum, to be made subject to contract (and survey if required) only for the freehold property.

Option B: Alternative Bid

Prospective purchasers may submit a bid in addition to the offer made under Option A above, which may for example be subject to planning or include an element of conditionality or subsequent payments e.g. sales or planning overage.

Tender Procedure

Timetable for submission of bids

The date that has been set for the receipt of 'best bids' for the site, on the bases set out above, is detailed in the covering letter accompanying this brochure.

(i) Venue: Bids should be sent by fax, mail or by hand delivery to Property Group, Kent County Council, Sessions House, County Hall, Maidstone, Kent, ME14 1XQ. Marked for the attention of David Hynard, Manager - Property Development. Fax 01622 694117. Please telephone 01622 221322 to confirm receipt of your bid.

(ii) Identification: All bids should be sealed and marked 'sealed bid for The Lindens - do not open until 12 noon' in the top left hand corner of the envelope/fax cover sheet.

(iii) Purchaser's notice: The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

(iv) Additional information required: Within the offer letter, bidders are required to provide the following additional information:

(a) Legal advisors: contact details of the solicitors who will be acting in the purchase, if the bid is acceptable.

(b) Finance: Details of funding arrangements (clarification and confirmation may be sought in certain circumstances) if appropriate.

(c) Authority: confirmation of the bidder's authority to bid, and (where appropriate) confirmation that any offer made has full board approval. (Copies of the relevant minute may be requested).

(d) Proposed use / scheme details: Purchasers are requested to provide full details of their proposals (and any alternative schemes), where bids are conditional upon planning or where overage is to be payable on an enhanced density.

(v) Further information

(a) The contract for sale may include a clawback and or overage clauses in the event that the whole or part of the property be conveyed prior to obtaining an enhanced planning consent, undertaking refurbishment or redevelopment, at a price in excess of the initial consideration within an agreed timescale.

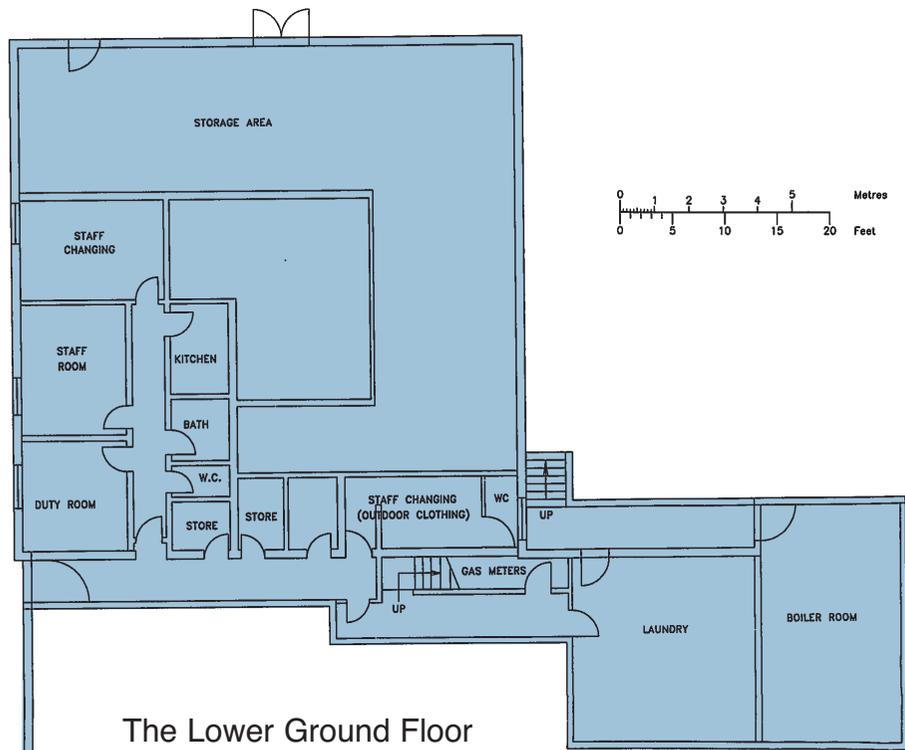
(b) Where bids are made on a subject to planning basis, the sale contract will incorporate an obligation on the part of the purchaser to prepare a planning application to be submitted in the joint names of the vendor and purchaser within an agreed timescale and thereafter use all reasonable endeavours to obtain approval for such a scheme. A long stop date will need to be agreed and the purchaser would be required to allow the vendor to monitor the preparation, submission and negotiation of the application.

(c) The vendor will require appropriate security over the site and / or an acceptable bank guarantee / bond to secure any overage / deferred payments.

(d) All offers must be made on behalf of a named purchaser. We advise that they should be for an uneven figure, in order to avoid identical bids and should be in pounds sterling.

(e) No escalating bids will be considered and no offer should be made which is calculable by reference to another offer.

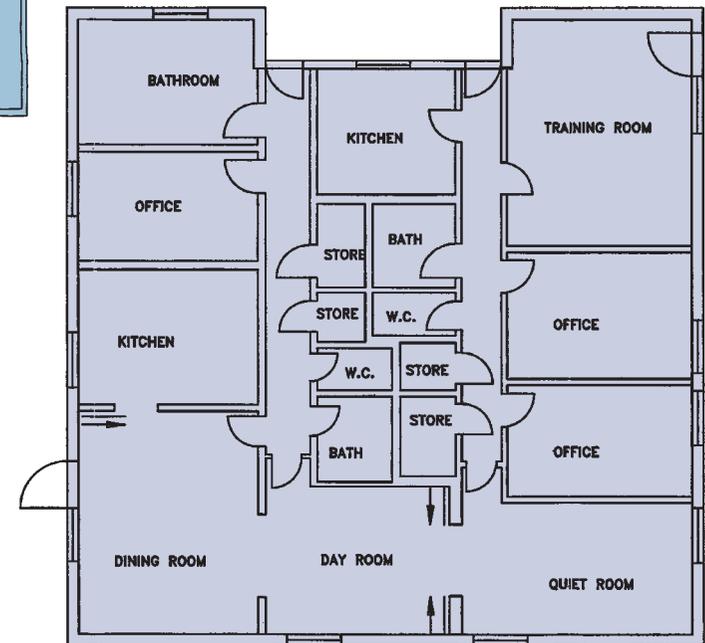
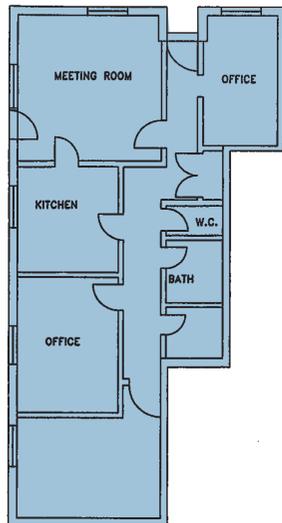
(f) Bidders will be notified on receipt of our client's instructions.



The Lower Ground Floor



The Bungalow



General Remarks and Stipulations

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment are excluded from the sale but some may be available by separate negotiation.

Services

Mains water, gas, drainage and electricity.

Planning

The property is sold subject to any Development Plan, Tree Preservation Orders, Ancient Monument Orders and Town Planning Schedules or Resolutions which may be or may come into force.

Solicitors

Kent County Council Legal and Secretariat,
Sessions House, County Hall, Maidstone, Kent ME14 1XQ.
Tel 01622 694395, fax 01622 694402
DX 123693 Maidstone 6
E mail ed.harrison@kent.gov.uk Ask for Ed Harrison

Tenure and possession

The property is offered for sale freehold. Vacant possession is to be given upon completion.

Easements, Wayleaves, Rights of Way and Covenants

The property is offered (as appropriate) subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the title documentation, together with rights of way either public or private, all wayleaves, easements and other rights of way and covenants whether these are specifically referred to or not. In particular there is a covenant restricting the height of new build on the property to two storeys.

Plans, Areas & Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it, or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser.

Viewing Arrangements

Fixed viewing days will be arranged and should you wish to view the property this is strictly by prior appointment only with Knight Frank as follows:

London, Tel: 020 7598 4008 (Contact: Evelyne Wade).

Postcode

The postcode of the property is TN30 6QQ.

Further information

Further information is available: floor plans, copy of planning statement, copies of title documents. Please visit www.knightfrankglobal.com/lindens to download this information and if you have any difficulty with the website please call telephone 020 7598 4008 to request assistance. Should you have any further queries about the property please contact Emma Cleugh, London, 020 7598 4011

Important notice 1. No description or information given by Knight Frank LLP whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation of fact. Neither Knight Frank LLP (nor any joint agents) have any authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agents or the seller(s) or lessor(s). 2. These particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the seller(s) or lessor(s) and the recipient of the information. 3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer or lessee. 5. Any buyer or lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. Photographs dated 2005. Particulars dated April 2005.

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