

Freehold Building For Sale

Building Extending to

On behalf of **Maidstone and Tunbridge Wells NHS**
NHS Trust



Magnolia House, Springwood Close, Maidstone, Kent, ME16 9PB

Location

Maidstone is a busy town location within the heart of Kent benefitting from excellent transport links to both London and the continent, with a prospering town centre ranked as one of the top five in the South East of England.

The site currently occupied by Magnolia House is located on the outskirts of Maidstone, approximately 2 miles to the West of Maidstone Town Centre. The site is located within a predominantly residential area with a frontage of approximately forty linear metres onto Springwood Close and is immediately adjacent to a number of large residential developments recently completed and sold.

The area benefits from good transport links with regular bus services to Maidstone Town Centre taking approximately 12 minutes. The nearest train stations are Barming (1.2 miles) and East Farleigh (1.1 miles) with Maidstone West (2 miles), Maidstone Barracks (2.3 miles) and Maidstone East (2.8 miles) within close alternative proximity. Barming and Maidstone East provide direct mainline rail services to Central London with a journey time of approximately one hour.

The M20 lies 2.2 miles away, providing a link to London in 34 miles and to the M25 commuter belt in 16.2 miles. Folkestone is a 45 minute journey away and Dover under one hour away, giving connections to the further continent. Town Centres at Canterbury, Ashford and Royal Tunbridge Wells are all within a short travel distance.

The local area benefits from many nurseries, primary and secondary schools including Oakwood Park Grammar School and Maidstone Grammar School, and the University of Creative Arts and other further education establishments. In addition, a number of areas of open space and recreational facilities are also within a short travel distance of the site.

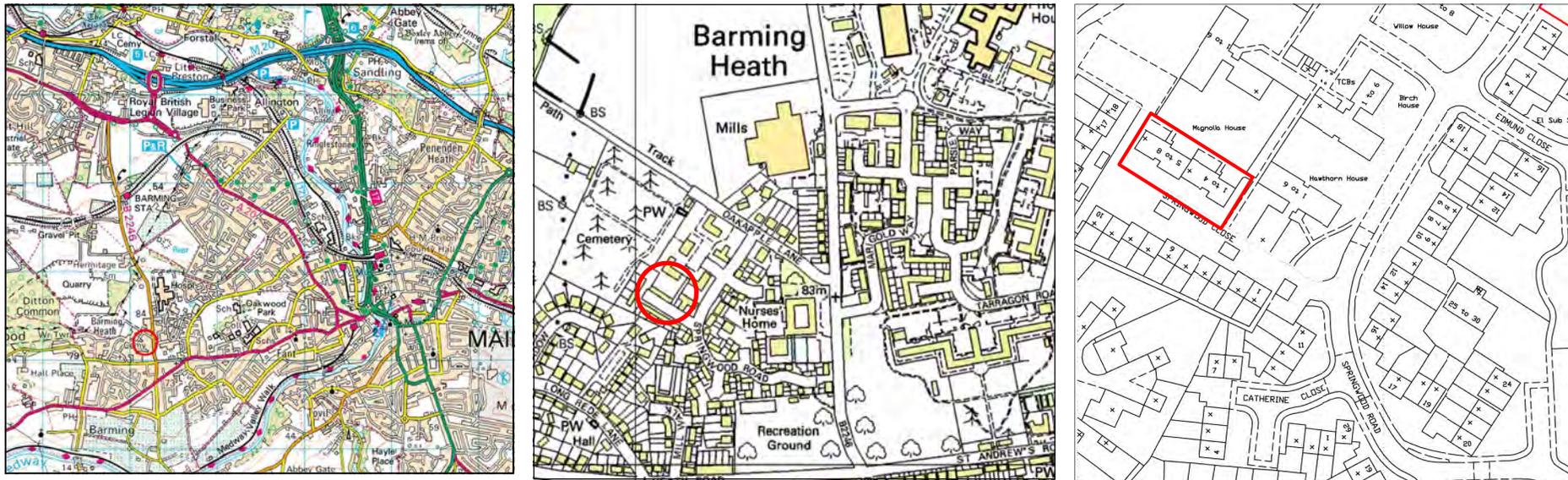


Fig 1. Site Location Plans

Description

The sale building, which has a GIA of 215.3sqm, comprises 8 residential units in need of modernisation and is currently unoccupied. The building and site have become surplus to the requirements of the current Maidstone and Tunbridge Wells NHS Trust and is being disposed of with vacant possession.

The site is occupied by the Magnolia House building; a 1980s brick built two storey building formerly providing accommodation for the main Hospital campus. An area of informal landscape surrounds the building and a parking area is available by separate negotiation.

Magnolia House is accessed by Springwood Close, a small residential road leading from Springwood Road to the rear of Hermitage Lane. The surrounding area is predominantly residential with a number of accommodation blocks still owned and maintained by Maidstone and Tunbridge Wells Hospital Trust.

Future potential exists for adjacent land owned by the Trust to be made available to the eventual end purchaser and it is considered the site is suitable for a variety of development uses subject to the necessary consents being achieved.

Accommodation

Building	Floor	Unit	Approx. Size (m2)	Approx. Size (ft2)
Magnolia House	Ground Floor	1B2P	54.40	585.56
		2B3P	41.48	446.49
		Circulation	11.76	126.58
	First Floor	1B2P	54.40	585.56
		2B3P	41.48	446.49
		Circulation	11.76	126.58
Total			215.28	2317.27



Fig 2. Magnolia House Site



Fig 3. Magnolia House Building

Tenure

The site is being offered freehold with vacant possession.

Planning

Purchasers are advised to make their own enquiries to the Local Planning Authority.

Method of Sale/Offers

- Offers for the property are sought on an unconditional basis only.
- Offers made subject to main board approval should indicate when such approval would be given and all offers must specify the source of finance for the offer.
- Should you wish to impose any conditions, other than being subject to contract, then these conditions should be clearly stated.

Overage

The sale will be subject to the following Overage provisions;

- (a) If there is an onward disposal within a 10 year period.

Terms

A deadline for offers has been set as 28 January 2014 and therefore interested parties are advised to contact Oliver Morse (oliver.morse@frankham.com) on 020 8309 7777 for further information in this regard.

Services

We understand that the property benefits from connections to all mains services, although prospective purchasers should satisfy themselves in this regard.

VAT

VAT will not be payable on the purchase.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Viewings

The site can be inspected from the road side. Any on site inspections are by appointment only with Frankham Projects on 020 8309 7777.

Frankham Projects as our vendor's agent have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.