

Freehold Development Site For Sale

Development Site Extending to 3.361 Acres (1.360 hectares)

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



Nurses' Home and Oakapple House, Hermitage Lane, Maidstone, Kent, ME16 9PD

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 the Nurses' Home and Oakapple 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 seventy linear metres onto Hermitage Lane 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.

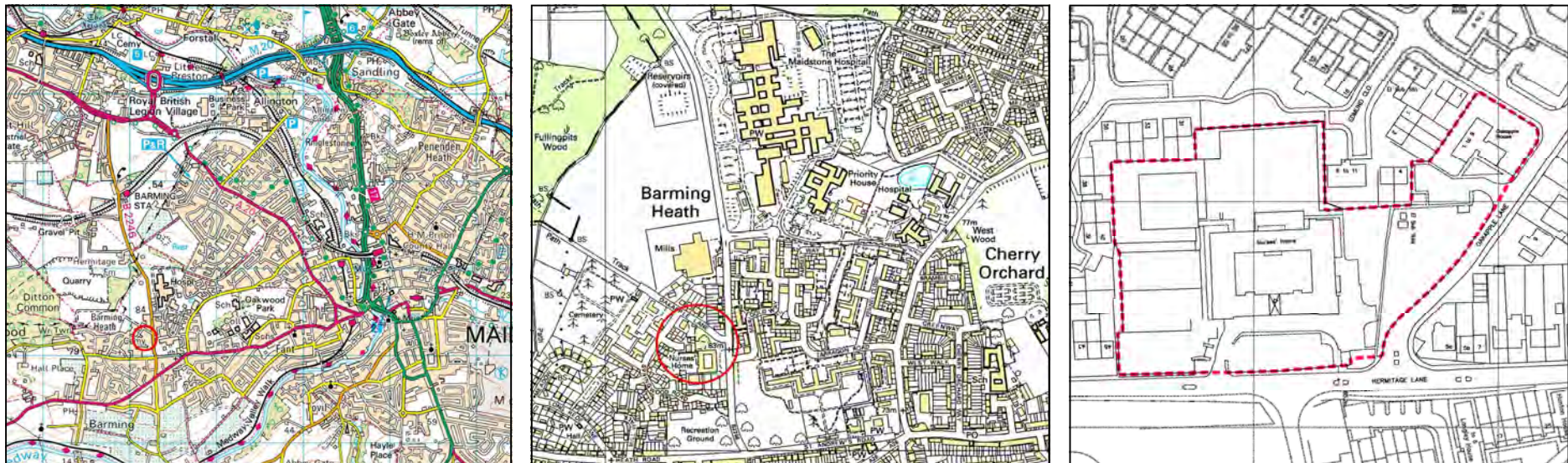


Fig 1. Site Location Plans

Description

The sale site, which extends to 3.361 acres (1.360 hectares) and currently occupied by buildings, is part of the original Oakwood Hospital estate which became Maidstone Hospital in 1983. The buildings and site have become surplus to the requirements of the current Maidstone and Tunbridge Wells NHS Trust and is being disposed of with recently achieved vacant possession.

The site is occupied by the Nurses' Home building; a 1920s brick built two storey building formerly providing accommodation for Nurses serving the former Oakwood Hospital currently being used as an ancillary office and storage accommodation for the main Hospital campus, and Oakapple House; a 1970s three storey accommodation building providing 9 residential units in need of some modernisation. The Pagoda building is a 1980s brick built two storey building of unusual character.

The Nurses' Home section of the site is currently accessed via a central access from Hermitage Lane, and Oakapple House via a smaller crossover onto Oakapple Lane. Parking for approximately 75 cars exists in front of the main buildings and approximately 11 cars adjacent to Oakapple House.

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	Approx. size (m ²)	Approx size (ft ²)
Nurses' Home	Ground Floor	1,177	12,770
	First Floor	1,223	13,164
	Second Floor	1,136	12,228
Oakapple House	Ground Floor	202	2,174
	First Floor	202	2,174
	Second Floor	202	2,174
Pagoda Building	Ground Floor	546	5,877
	First Floor	174	1,872



Fig 2. Oakapple House Building



Fig 3. Nurses' Home Building

Tenure

The site is being offered freehold with vacant possession.

Planning

An outline application has been submitted to Maidstone Borough Council for the demolition of the existing buildings and development of 53 residential units. The application is currently being considered under reference MA/12/2255.

Method of Sale/Offers

- Offers for the property are sought on an unconditional basis or conditional on the above planning application, and should be submitted to the Vendor's agent. Any bids should be made as a specific sum and calculable by reference to any other bid, document or formula.
- 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 planning permission is obtained for more than 53 dwellings and/or development value exceeding £12.5M GDV.
- (b) If there is an onward disposal within a 10 year period.

Terms

A deadline for offers has been set as 12 September 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.