

LAND WITH SCOPE FOR DEVELOPMENT (STPP)



Site of approximately 814m² / 8,762ft²

Suitable for future development (STPP)

Land includes a workshop of
C. 231m² / 2,486ft²

External storage / parking area
C. 583m² / 6,275ft²

Well located for town centre &
excellent transport links

Site in area actively promoted for
residential use.
(By Policy DP11 of the Local Plan)

140 Main Road

Sidcup

DA14 6NZ

Tenure: FREEHOLD

Offers over £1,200,000

Hummerstone & Hawkins

Tel: 0208 303 1061

LOCATION:

The subject property is well located for the busy town centre with excellent transport links.

Frontage onto A211, with residential flats to front and rear.

The office block to the west at 142 – 148 Main Road is currently being converted to 21 residential flats in 5 floor block.

There is an office block to the east at 138 Main Road.

A20 Sidcup By-Pass with easy access to London, Kent, Dartford Crossing, M20 and M25 is 1,300m / 0.8 mile.

Sidcup High Street which has a good mix of retail shops, bars, restaurants and cinema is around 300m / 0.2 mile.

Transport

Sidcup train station with services into London, Charing Cross and Cannon Street (journey time around 35 minutes) as well as North Kent is 1250m / 0.9 mile.

Close proximity to bus stops which serve around 11 routes.

Queen Mary Hospital – 1,300m / 0.8 mile

Local Services – Morrisons 640m / 0.4 mile, Waitrose 750m / 0.5 mile
Marks & Spencer (under construction) 1400m / 0.9 mile

Schools – 30 (both state and private) within 4km / 2.5 miles

DESCRIPTION:

The subject opportunity currently comprises of external storage, parking and a builder's workshop with office to the rear.

Access to the site is from Main Road.

Approximately 814m² total

External Storage:

Approximately 583m² / 6,275ft²

The predominately hardstanding yard is currently used for storage and parking.

Workshop:

Approximately 231m² / 2,486ft² from external measurements

Gutter height 3.8m / 12ft 5"

Ridge height 5.7m / 18ft 7"

North elevations have large vertical lights & windows.

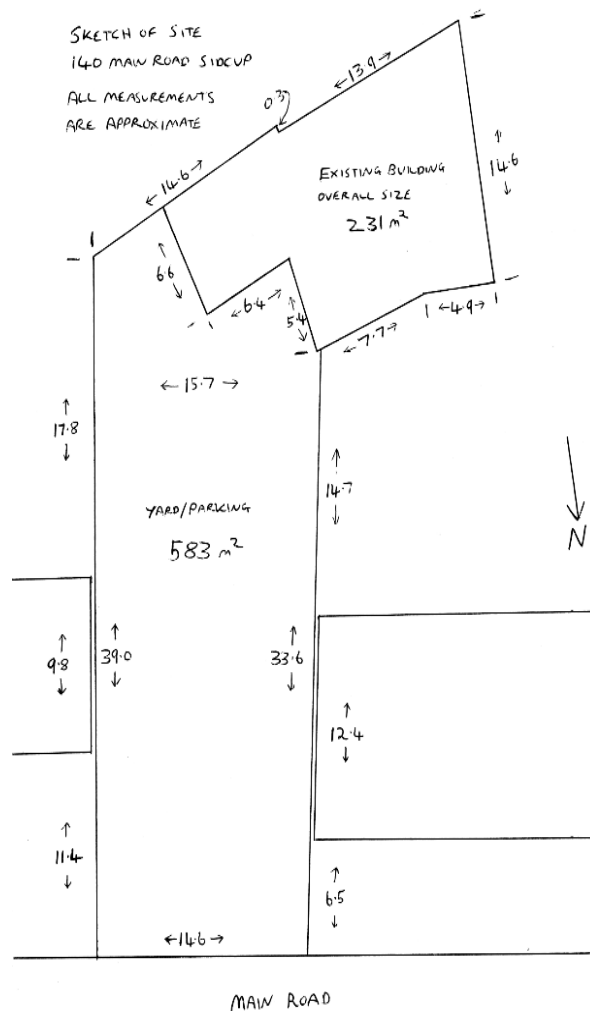
South elevation has high-level windows only.

East elevations have large vertical lights & windows.

West elevation is a flank wall overlooking carpark, fire station shed and playing fields.

Berens Court (to south of workshop) has no residents' windows looking directly towards it, the windows facing the workshop are on communal corridors – see satellite photo.

The workshop is in poor condition. However, there may be an option to rebuild on footprint of existing building (STPP).



Vendors sketch – All measurements are approximate

TENURE:

We are given to understand that the property is freehold.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £20,500 per annum. We would still advise all interested parties to make their own relevant enquiries with the council to confirm the actual rates payable.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

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