

Unconditional or STP Offers Invited

FREEHOLD FOR SALE
ON THE INSTRUCTION OF



Site Area approx.
1.36 hectares
(3.35 acres)

Osbourne Court, Faversham, ME13 7FT



Description

The site area: 1.36 hectares (3.35 acres)
Registered Title : K951949

The site comprises a former care home and social education centre, known as Osbourne Court, that closed in 2016 as it was surplus to requirements.

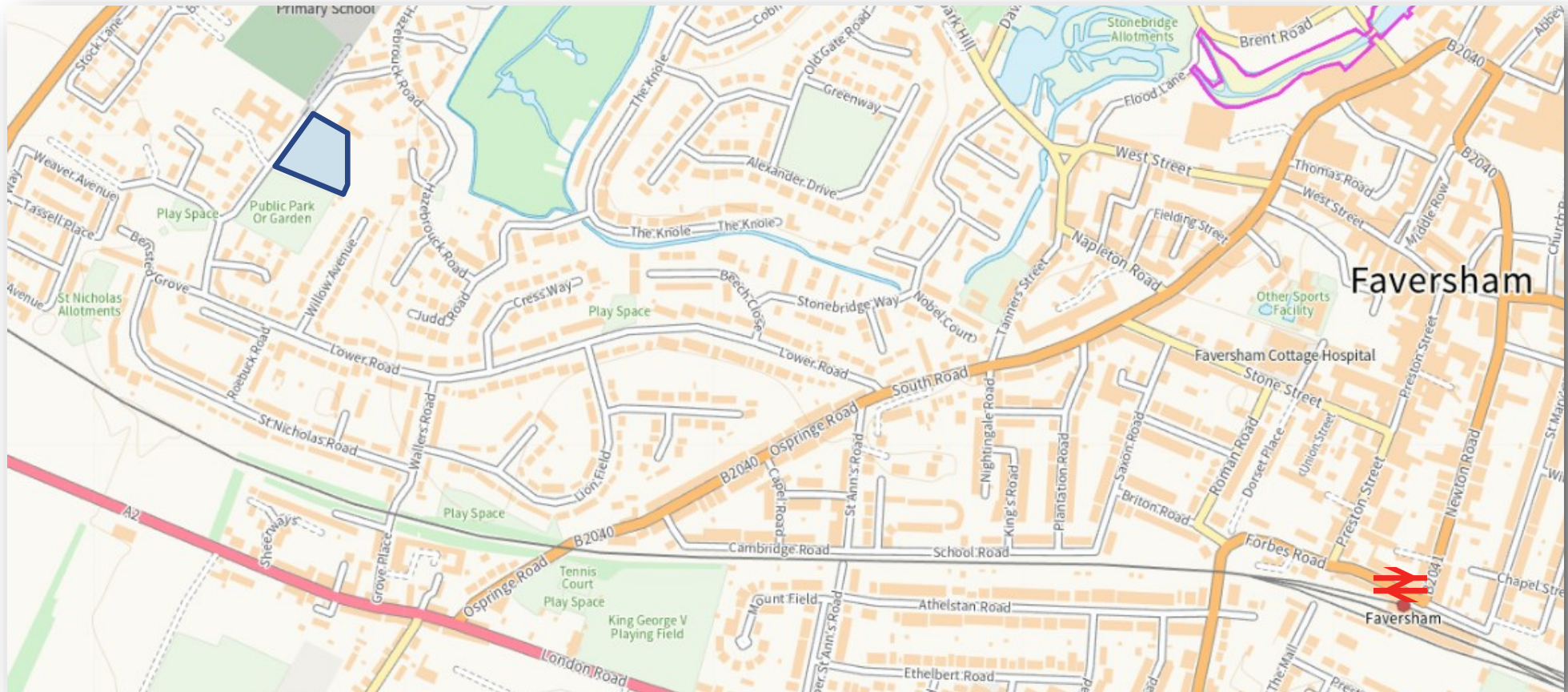
The property includes the surrounding green space and hardstanding car park areas. The built form is approximately 24,000 sq ft that will need to be demolished to facilitate redevelopment.

The properties are derelict and internal access cannot be provided due to the presence of asbestos. There is an asbestos and Japanese Knotweed survey included in the data pack.

The surrounding area is characterised by a mix of terrace and semi detached properties to the south, north and east, with Bysing Wood Primary School to the northwest.



Location



Faversham station is approximately 0.83 miles away. Providing travel links to London St. Pancras in 66 minutes.



Faversham town centre is 0.7 miles away and provides a range of local services and amenities and would be approximately a 20 min walk away.



Bus stops are situated outside the site, providing services to Faversham centre and Sittingbourne.

Planning & Development



- Local Authority: Swale Borough Council
- Swale Borough Council are unable to demonstrate a five year supply of housing land and therefore there is a presumption in favour of sustainable development.
- Positive pre-application advice accepting the principle of development for 110 residential units (previously including Kiln Court) in Oct 2021 with 48 units located on Osbourne Court.
- The site was also found to be in a sustainable location for residential development, considering the amenities and transport links which are in proximity.
- The site has been designated in the draft neighbourhood plan under policy FAV25 for residential development, specifically for C2 and C3 use classes.
- The property is not Listed and does not fall within a Conservation Area.
- Full Planning Appraisal that includes pre-application submission and response is included as part of the Data Pack.
- There is a water pipe running along the frontage of the property that requires a 2m no build zone. A plan and details of this are included in the title information also provided as part of the data pack.

Further Information

The site is being sold Freehold with Vacant Possession

VAT is not payable on the purchase.

Please click the below link for the data room

Data Room: [Osbourne Court Faversham](#)

Tender Process:

The site is being offered for sale by way of an informal tender process. Offers are sought for the freehold, either on an unconditional or subject to planning basis.

All Enquiries invited. Offers should be received by
3pm on Friday the 29th of November 2024.

Viewings

External viewings can be carried out from the roadside at your convenience, but to access the rear of the site we will be offering a number of viewing days.

Contact Details

Sam Boland - Sam.Boland@dha-group.co.uk

Matt Sadler - matt.sadler@sibleypares.co.uk



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.

