

For Sale Redevelopment Opportunity

On behalf of South East Reserve Forces' and Cadets' Association
April 2018

ATC Dover, Albert Road, Dover, Kent, CT16 1RD

- Potential for development, subject to gaining the necessary consent
- Site area approximately 0.036 hectares (0.089 acres)
- Freehold interest for sale via informal tender
- Unconditional offers invited
- Bid deadline 12 noon Wednesday 9th May 2018

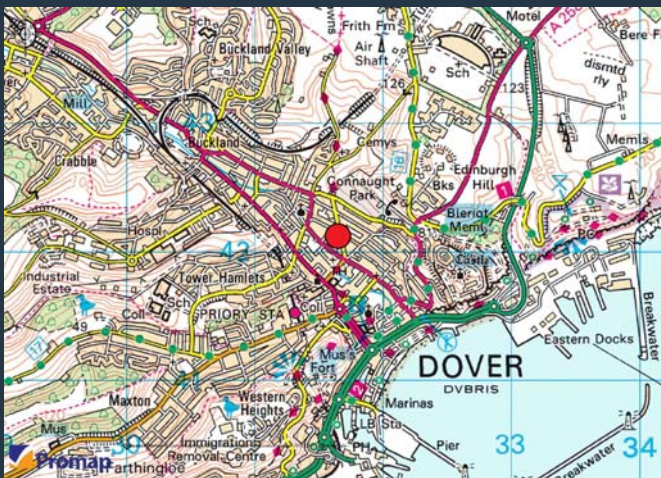


Location

The site is located on Albert Road in Dover, Kent and is situated approximately 0.4 miles north west of Dover Town Centre.

The site benefits from existing vehicular access to the north west via Albert Road and is bound by the party wall of an adjacent dwelling to the north east (4 Albert Road). Southern Housing Group's Maison Dieu development lies to the south of the site, which complete in 2013 and comprises 4 houses and 36 apartments.

Dover Priory Train Station is located approximately 0.7 miles to the south west of the site, offering direct links into London St Pancras International in 1 hour 5 minutes or into London Charing Cross and London Victoria in around 2 hours. 0.8 miles to the south is the A20, providing easy access to the south coast and the M20.



Description

The total site measures approximately 0.036 hectares (0.089 acres) and consists of a vacant single storey Air Training Corps building with timber rendered walls, a pitched metal roof and a hard standing drive way area. The building totals approximately 1,613 sq ft (GEA) in area. The surrounding area is principally residential in nature.



Planning

We understand that there are no active planning applications or permissions for a change of use or redevelopment of the property at present.

Parties should make their own enquiries with Dover District Council on planning matters.

Title

The property is held freehold and registered under title number K410873. Purchasers should make their own enquiries on title matters.

The title documents and further information can be downloaded from the GVA website:

www.gva.co.uk/13960

Viewings

The site can be viewed from Albert Road but should you wish to arrange a viewing, please use the contact details below.

Business Rates

The building has a Rateable Value of £2,550.

VAT

We understand that VAT on the purchase price will not be payable.

Terms

We are seeking unconditional offers via informal tender.

Please note that the vendor does not guarantee to accept the highest or indeed any offer.

All bids should be submitted on a specific bid proforma available from GVA upon request and emailed to isabelle.garner@gva.co.uk by **12 noon Wednesday 9th May 2018**.

Contact Information

For further information, please contact:

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GVA

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