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**Joint Agents**  
**01732 355639**

## FOR SALE

### Open Storage Yard and Buildings

**Wilson's Yard, George Street, Hunton, Maidstone, Kent ME15 0RF**



The extent of the land for sale is outlined in red. The green coloured area is covered by Planning Permission MA//03/0336

**Guide Price: £575,000 Freehold**



These details are prepared in good faith but do not form part of a contract.

**LOCATION:** The property is located to the east of the village of Hunton close to the junction of George Street and Redwall Lane. The property is approximately 2 miles from the A229, which provides access to Maidstone 6 miles north and Junction 6 of the M20 which leads to the national motorway network and Channel Tunnel.

**DESCRIPTION:** The property comprises an open yarded area extending to approximately 0.4 hectares (1 acre). The front parcel of land comprises an open area with further security gates leading to an open yard with a building now converted to provide approximately five units, together with an additional single storey office/lavatory block. The units are part brick block work and metal profile clad with asbestos corrugated roof and concrete floor and provides basic warehouse accommodation.

**ACCOMMODATION:** The building measures approximately 6,000 sq ft on a Gross Internal Area basis.

**PLANNING:** The building and open yard to the rear of the site has permission for B1(c) which was granted on appeal under reference MA/03/0336 on 19th May 2004. We understand that all the relevant conditions have been complied with. We believe there is potential for further development, subject to obtaining necessary consents.

**GUIDE PRICE:** £575,000 Freehold

**POSSESSION:** Vacant possession will be given upon completion of formalities.

**VIEWING:** Strictly by prior appointment through the Joint Agents: Lambert & Foster. Jacqueline Tolhurst. Tel 01892 832325. j.tolhurst@lambertandfoster.co.uk or Edward Prentice. Tel: 01732 355 639. info@edwardprentice.co.uk



CM06/08

**Subject to Contract**

**MISDESCRIPTION**

The Agents themselves and for the vendors and lessors of this property whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.
4. All rents and prices are quoted exclusive of VAT.