

# Vacant Care Home - Development Opportunity



**Dorothy Lucy Centre,  
Maidstone, Kent ME15 7TA**

Joint Agents



**SIBLEY PARES**

**CHARTERED SURVEYORS & ESTATE AGENTS**



# Dorothy Lucy Centre, Northumberland Rd, Maidstone



## Description

The site is approximately 1.6 acres and with the eastern boundary abutting Willington Street, which is a major link road between the A20 and A274. It is around 2 miles south east of the County Town of Maidstone, in a well populated mixed residential area. The site is broadly level with access provided from Northumberland Road.

The site currently accommodates a purpose built (1985) 28 bedroom care home single storey care home (no en-suites). The property is now vacant but retains its C2 use class planning status. We estimate the Gross External Area is circa 1,760 sq m or 18,944 sq ft.

## Planning

The property is classed as C2 and could be redeveloped or converted to provide an alternative C2 use. Alternatively an Outline Design Document (see additional information) has been created and submitted for a pre-application meeting with Maidstone Borough Council. The proposed scheme includes a block of 8 No. 1/2 bedroom flats, a terrace of 5 No. 2 bedroom houses and two further terraces including 7 No. 3 bedroom houses. The results from the pre-application meeting can be provided once received.

Offers will be considered on either an unconditional or a subject to planning basis, either for redevelopment or conversion.



**\*For illustrative purposes only**

# Dorothy Lucy Centre, Northumberland Rd, Maidstone



\*KCC do not own land blue hatched area

## Method of Sale

We are seeking offers from developers for the redevelopment of the site either for Care or Residential usage. **The closing date for all offers is Friday 22nd September 2017.**

Offers are sought on either an unconditional or conditional basis. Please state clearly on your offer -

- The amount you are offering and confirming the funds are unencumbered.
- Any conditions and timescales related to your offer.
- Your solicitors full details.

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

## Additional Information

We understand that all mains services are available on site but purchasers should make their own enquiries as to whether they are sufficient.

The property is being sold freehold with vacant possession and we understand that the building is not elected for VAT.

## Viewings / Enquiries

To arrange a viewing or discuss the site in more detail please contact Joint Agents:

**Ian Mynott** - Tel: 01795 521025 or 07789 301801.

Email : [ianmynott@capital-care.co.uk](mailto:ianmynott@capital-care.co.uk)

**Mark Presland** - 01622 673086 or 07590432944

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