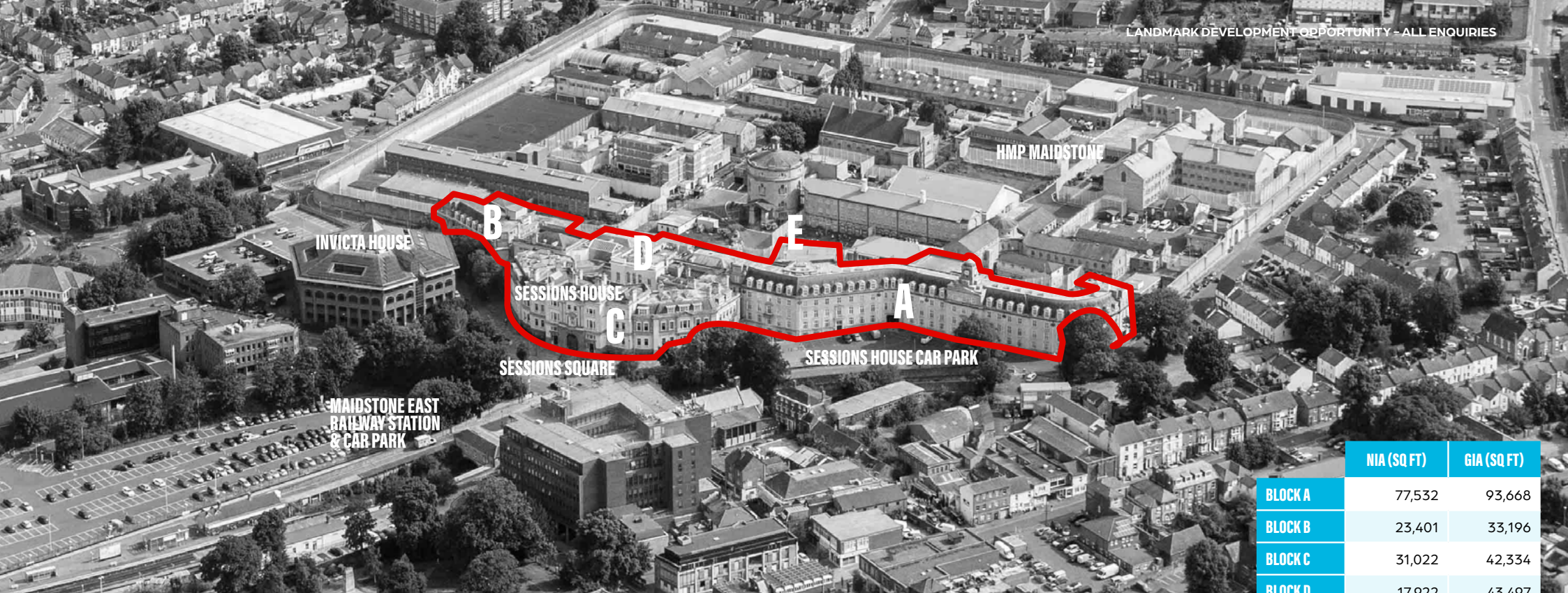


**FOR SALE /
ALL ENQUIRIES**

**LANDMARK DEVELOPMENT
OPPORTUNITY IN CENTRAL
MAIDSTONE**

**SESSIONS HOUSE, COUNTY HALL,
MAIDSTONE, KENT ME14 1XQ**





	NIA (SQ FT)	GIA (SQ FT)
BLOCK A	77,532	93,668
BLOCK B	23,401	33,196
BLOCK C	31,022	42,334
BLOCK D	17,922	43,497
BLOCK E	12,777	15,091
TOTAL	162,653	227,786

OPPORTUNITY SUMMARY

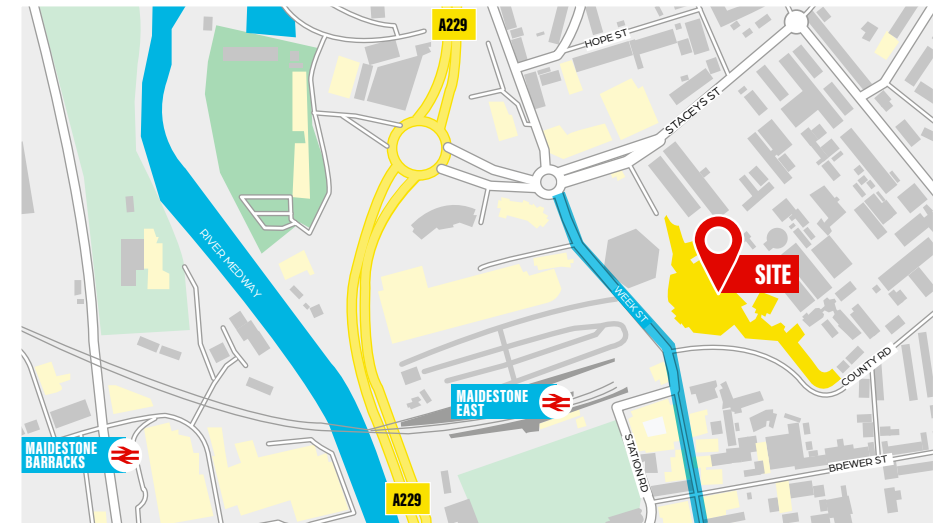
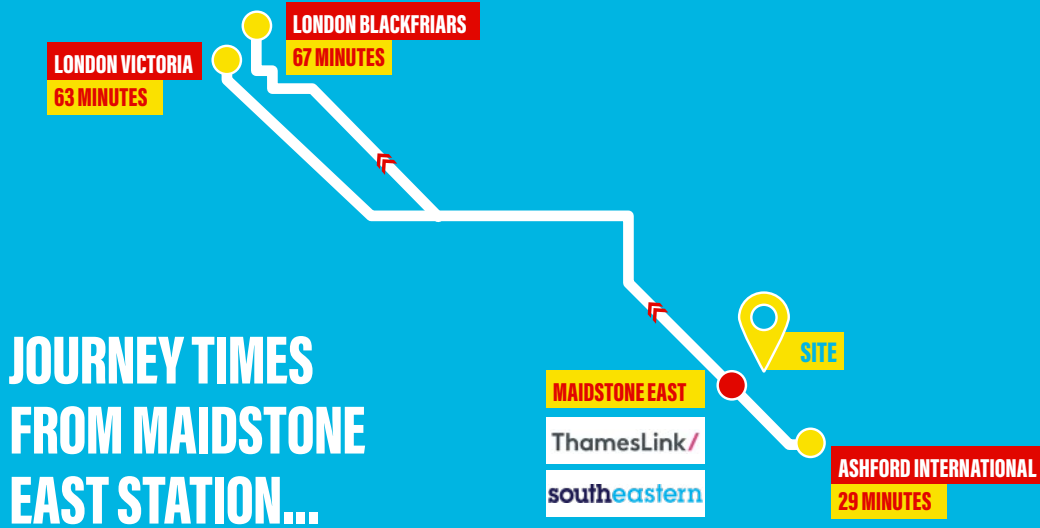
- Rare opportunity to acquire the whole or part of a listed building in the heart of Maidstone.
- Kent County Council due to refurbish Invicta House for continued council use.
- Located within 100m of Maidstone’s main shopping high street, opposite Maidstone East Station and adjacent to Maidstone Prison.
- Part of the site is subject to Restrictive Covenants in favour of the Ministry of Justice. Full details are available in the Dataroom. Constructive dialogue with Ministry of Justice ongoing.
- Total existing area of c. 230,000 sq ft (GIA).
- Additionally, the vendor is offering a 91 space car park, located on Albert Street, as part of the disposal.
- Vacant possession available on completion. There are no occupational leases.
- The whole building is surplus to requirements and we are inviting interest from parties (either for part or all of the building) on an All Enquiries basis. Unconditional and Subject to Planning offers considered for a long leasehold interest.



LOCATION

- Less than 2 miles (3 km) from M20 motorway and less than 5 miles (8 km) from M2 motorway.
- Town centre development opportunity, subject to planning.
- Prominent site close to retail and leisure amenities.
- Historic town with a population of approximately 120,000 people, located 36 miles (58km) south east of London and 27 miles (43km) west of Canterbury.
- Situated opposite Maidstone East station.
- Close proximity to Maidstone's main shopping area.
- Adjacent to Maidstone prison.
- Maidstone also boasts four Ofsted 'Outstanding' secondary schools.

LANDMARK DEVELOPMENT OPPORTUNITY - ALL ENQUIRIES



OPPORTUNITY SUMMARY

LOCATION

DESCRIPTION

PLANNING OVERVIEW

BLOCK A + E OPPORTUNITY

BLOCK B OPPORTUNITY

BLOCK C OPPORTUNITY

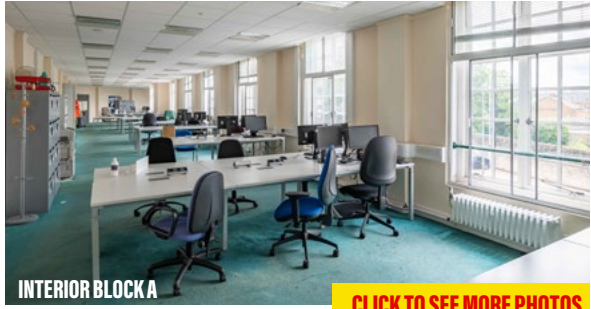
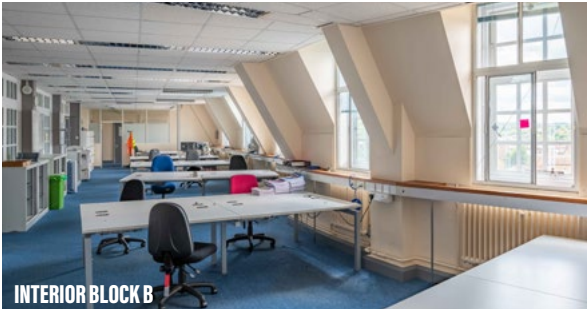
BLOCK D OPPORTUNITY

LEGAL & FURTHER INFORMATION



DESCRIPTION

- Sessions House is a historic listed building in central Maidstone that was first constructed in 1824 (Block D), before being extended in 1910-13 (Block C) and in the 1930s (Blocks A+E, and B).
- **The whole building is surplus to requirements and offered to the market on an 'All Enquiries' basis.**
- Until the Covid-19 pandemic the entire building, and the neighbouring Invicta House, was occupied by Kent County Council as their civic headquarters.
- Blocks C and D provide members rooms, event space, civic offices, lecture theatres and other office accommodation.
- Blocks A and B are currently configured as office accommodation, having not been formally reoccupied following the COVID-19 pandemic.
- Block E is currently moth-balled and was previously used for office storage.
- Architectural, planning and heritage documents are available in the data room.



[CLICK TO SEE MORE PHOTOS](#)





INTERIOR OF BLOCK A



BLOCK A CLOCK TOWER



REAR OF BLOCK B



EXTERIOR BLOCK C



BLOCK C STAIRCASE



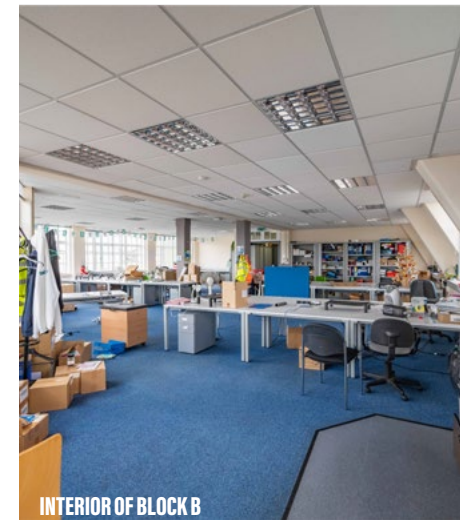
BLOCK C ENTRANCE HALL



FRONT OF BLOCK A



MAIDSTONE EAST STATION



INTERIOR OF BLOCK B

PLANNING OVERVIEW

A FORMAL MEETING PRE-APPLICATION MEETING WAS HELD WITH MAIDSTONE BOROUGH COUNCIL RELATING TO BLOCKS A, B & E.

Key feedback:

- **CHANGE OF USE:** Overall, the principle of development is supported for all uses, noting the town centre location but cognisant of the marketing exercise and viability.
- **AFFORDABLE HOUSING:** For any residential scheme, affordable housing provision would be subject to viability.
- **HERITAGE:** A change of use would be acceptable. A sensitive redevelopment would help to ensure the long-term preservation of a heritage asset.
- **CAR PARKING:** Potentially Block E may require demolition to free up space at the rear for parking and reflects the current condition and form of the building as existing. In addition, there is an opportunity to stop up County Road, subject to necessary consents.

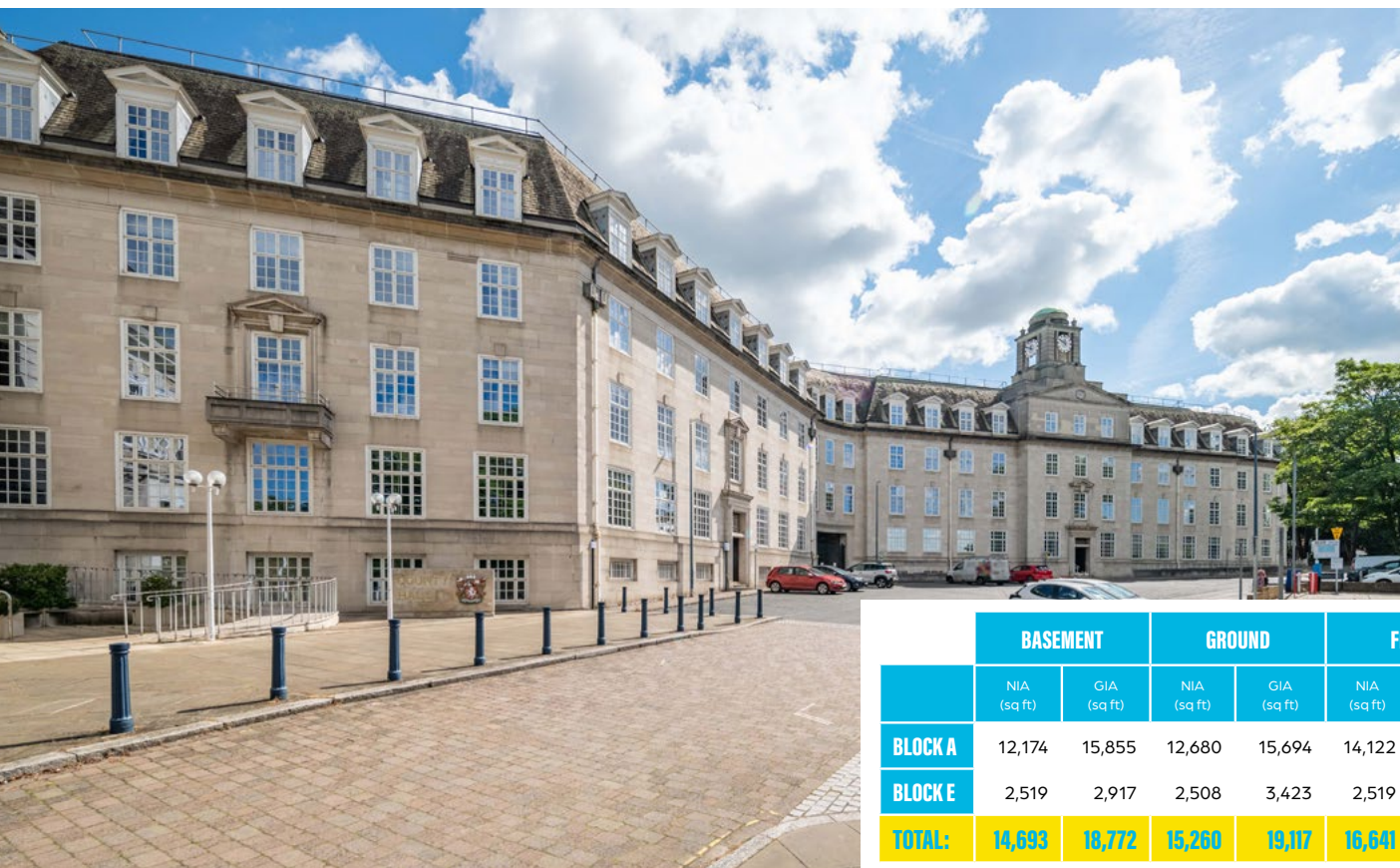
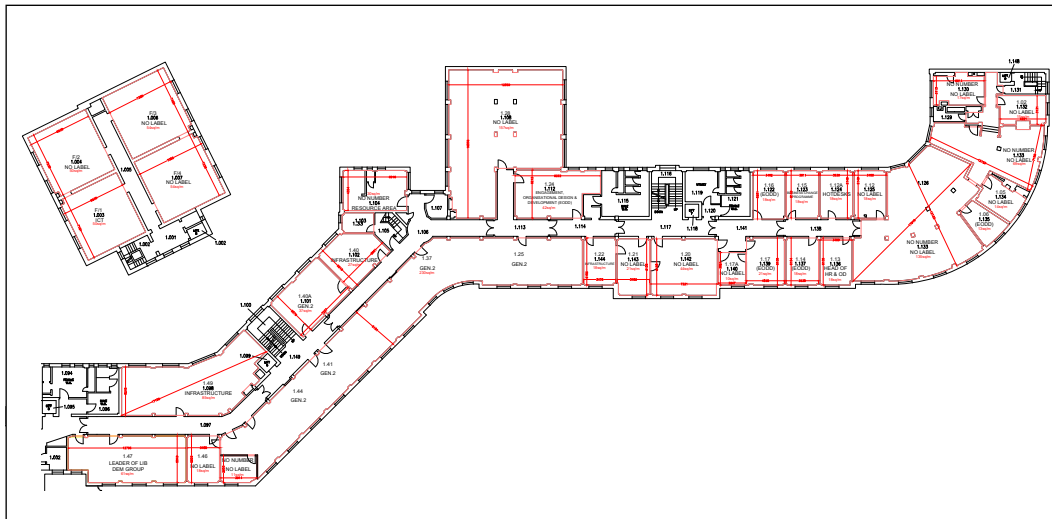
Further details are provided in the Data Room.



BLOCK A + E OPPORTUNITY

- Currently configured as office accommodation arranged over basement, ground and three upper storeys.
- Separate pedestrian access.
- Direct access to Block E to the rear.
- Internal access to communal amenities in Blocks C and D can be considered, if required
- 80 car parking can potentially be provided (assuming demolition of block E and subject to all necessary consents in relation to stopping-up of part of County Road).
- Opportunity for continued office use or redevelopment for alternative uses, subject to planning and variation of Ministry of Justice covenant.

LANDMARK DEVELOPMENT OPPORTUNITY - ALL ENQUIRIES



	BASEMENT		GROUND		FIRST		SECOND		THIRD		FOURTH		TOTAL	
	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)
BLOCK A	12,174	15,855	12,680	15,694	14,122	17,115	15,166	17,814	14,639	17,588	8,751	9,601	77,532	93,668
BLOCK E	2,519	2,917	2,508	3,423	2,519	2,917	2,713	2,917	2,519	2,917			12,777	15,091
TOTAL:	14,693	18,772	15,260	19,117	16,641	20,032	17,879	20,731	17,158	20,505	8,751	9,601	90,309	108,759

Areas measured by First Horizon

OPPORTUNITY SUMMARY

LOCATION

DESCRIPTION

PLANNING OVERVIEW

BLOCK A + E OPPORTUNITY

BLOCK B OPPORTUNITY

BLOCK C OPPORTUNITY

BLOCK D OPPORTUNITY

LEGAL & FURTHER INFORMATION

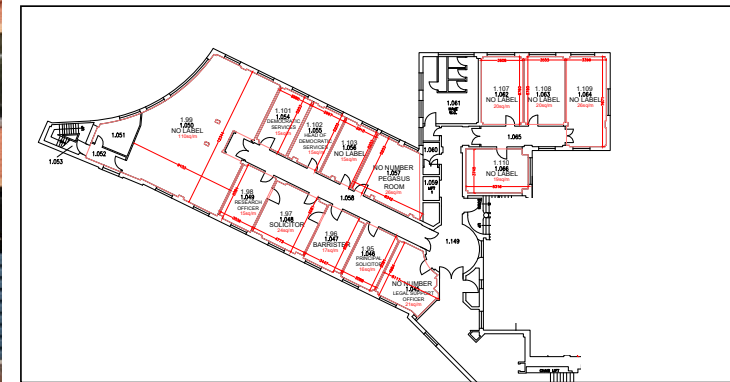
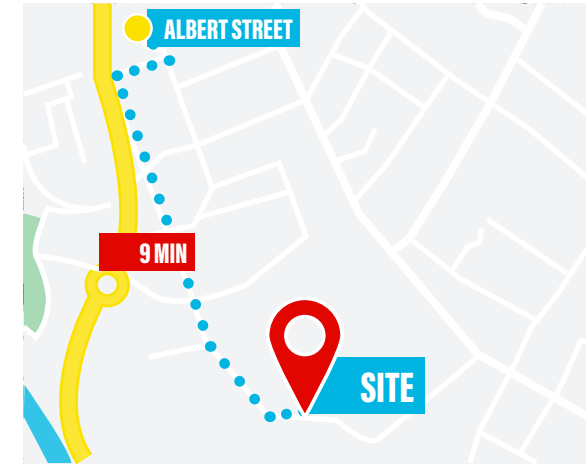


BLOCK B OPPORTUNITY

- Currently configured as office accommodation arranged over basement, ground and three upper storeys.
- Separate pedestrian access.
- Internal access to communal amenities in Blocks C and D can be offered, if required.
- 91 additional off-site parking spaces, located on Albert Street, are also offered as part of the disposal.
- Opportunity for continued office use or redevelopment for alternative uses, subject to planning and variation of Ministry of Justice covenant.

LANDMARK DEVELOPMENT OPPORTUNITY - ALL ENQUIRIES

ACCESS TO ALBERT STREET CAR PARK



	BASEMENT		GROUND		FIRST		SECOND		THIRD		FOURTH		TOTAL	
	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)
BLOCK B	4,101	6,426	4,166	6,534	4,176	6,146	4,359	5,780	4,499	5,780	2,099	2,530	23,401	33,196

Areas measured by First Horizon

OPPORTUNITY SUMMARY

LOCATION

DESCRIPTION

PLANNING OVERVIEW

BLOCK A + E OPPORTUNITY

BLOCK B OPPORTUNITY

BLOCK C OPPORTUNITY

BLOCK D OPPORTUNITY

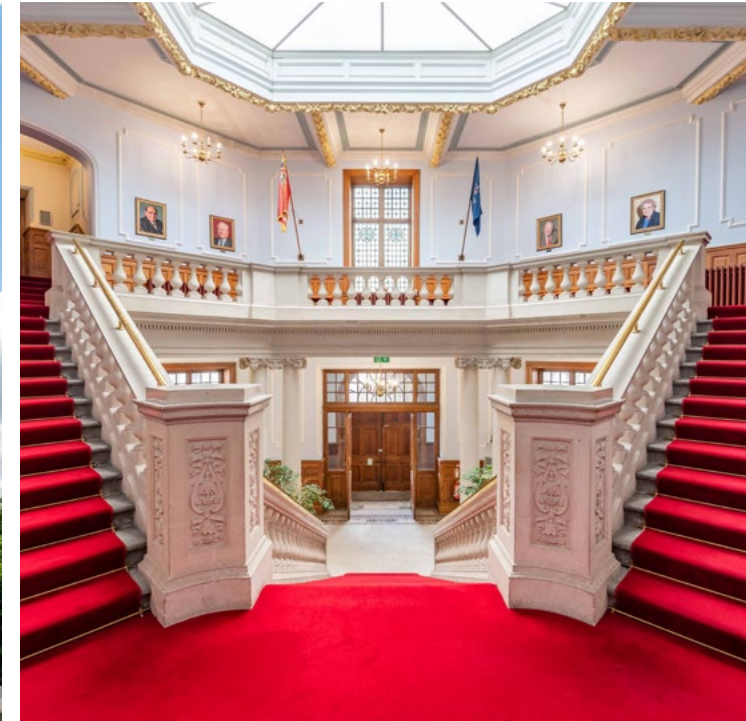
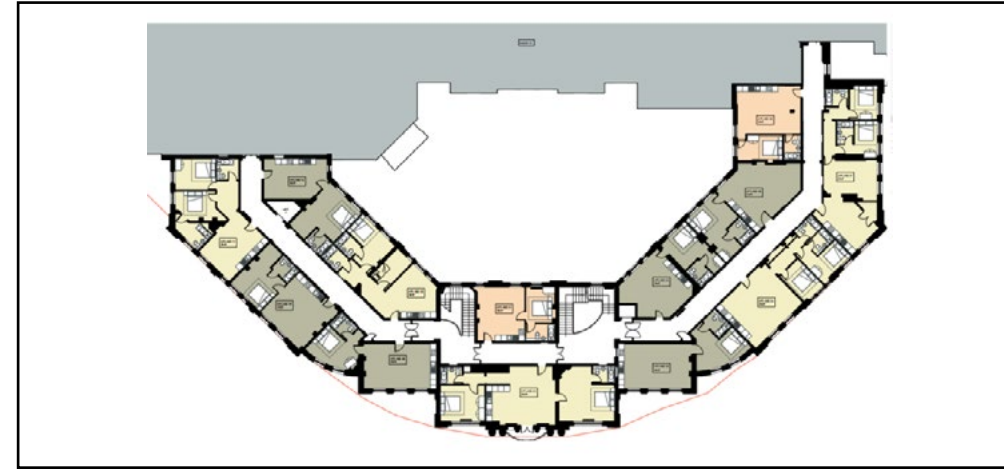
LEGAL & FURTHER INFORMATION



BLOCK C OPPORTUNITY

- Block C, located at the front of Sessions House, is predominantly configured as members offices.
- The block provides an opportunity for redevelopment to residential, or refurbishment and continuation of its existing use.
- An initial proposal by TPM architects outlines the possible development of 41 residential units within Block C, making minimal changes to the existing configuration.
- Redevelopment subject to planning.

LANDMARK DEVELOPMENT OPPORTUNITY - ALL ENQUIRIES



	BASEMENT		GROUND		FIRST		SECOND		TOTAL	
	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)
BLOCK C	6,609	8,191	6,964	9,709	7,847	12,335	9,601	12,099	31,022	42,334

Areas measured by First Horizon

OPPORTUNITY SUMMARY

LOCATION

DESCRIPTION

PLANNING OVERVIEW

BLOCK A + E OPPORTUNITY

BLOCK B OPPORTUNITY

BLOCK C OPPORTUNITY

BLOCK D OPPORTUNITY

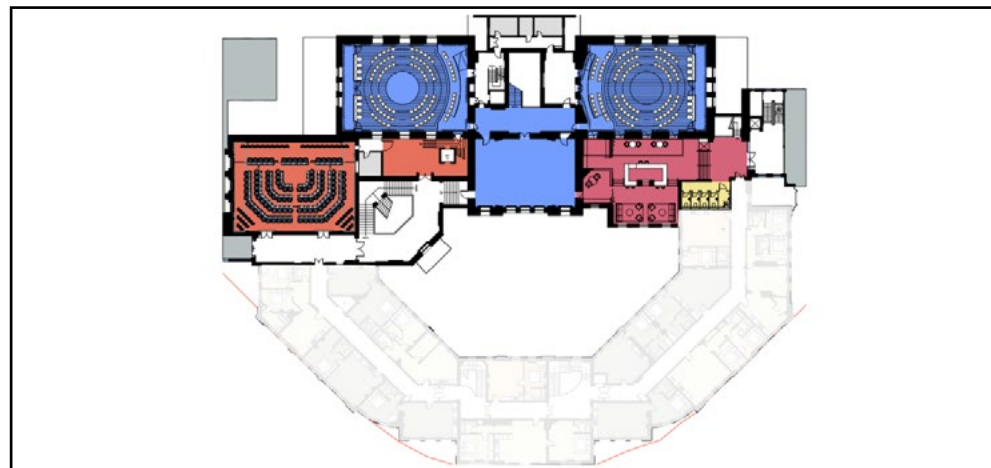
LEGAL & FURTHER INFORMATION



BLOCK D OPPORTUNITY

- Block D contains former courtrooms, lecture theatres, the council chamber and first floor café, and benefits from a central courtyard.
- There is an opportunity to convert a unique heritage setting into high quality events space, for daily use or to let.
- Ground floor options include a large reception room and refurbishment of the lecture halls for conference use.
- The first floor offers the opportunity to create high quality events space within the refurbished council chamber and former courtrooms, served by a restaurant overlooking the courtyard.
- All uses are complimented by the internal courtyard.
- Indicative proposals by TPM Architects are included in the data room.

LANDMARK DEVELOPMENT OPPORTUNITY - ALL ENQUIRIES



CGI - TPM ARCHITECTS

	BASEMENT		GROUND		FIRST		SECOND		TOTAL	
	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)	NIA (sq ft)	GIA (sq ft)
BLOCK D	0	3,466	7,653	21,592	10,269	16,027	0	2,411	17,922	43,497

Areas measured by First Horizon

OPPORTUNITY SUMMARY

LOCATION

DESCRIPTION

PLANNING OVERVIEW

BLOCK A + E OPPORTUNITY

BLOCK B OPPORTUNITY

BLOCK C OPPORTUNITY

BLOCK D OPPORTUNITY

LEGAL & FURTHER INFORMATION



LEGAL AND FURTHER INFORMATION

LEGAL

- The property is offered as a whole or as separate blocks.
- Sessions House is subject to a restrictive covenant in favour of the Ministry of Justice. A Report on Title is included in the data room.
- Vacant possession is available on completion.

VIEWINGS

Strictly by appointment only.

METHOD OF SALE

The Vendor is inviting interest from parties in the opportunity on an All Enquiries basis.

Unconditional and Subject to Planning offers will be considered for a long leasehold interest in either the whole building or any individual blocks.

The site will be sold via an Informal Tender process.

The Vendor reserves the right not to accept the highest, or any offer received.

TENURE

Offers invited for a long leasehold or occupational lease.

VAT

The Vendor has confirmed that the site is not elected for VAT.

DATA ROOM

To view further information on the site, interested parties will need to register to the online data room using the link below:

www.sessionshousemaidstone.com



ENQUIRIES

For all enquiries and further information please contact:



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