

# Lot 28, Land Adjoining Gallagher Retail Park, Barrey Road, Ashford, Kent TN23 7DH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Development Opportunity

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## Property Information

### Freehold Development Opportunity

- Vacant hard standing site with immediate opportunities
- Site area of approx. 0.59 Ha (1.45 Acres)
- Development potential with a variety of uses
- Highly popular location close to Ashford Designer Outlet Centre, Gallagher Retail Park and Beaver Industrial Estate

#### Lot

28

#### Auction

15th May 2025

#### Vacant Possession

#### Status

Available

#### Sector

Land, Development

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

### Location

#### Miles

12 miles south west of Canterbury, 50 miles south east of Central London

#### Roads

M20, A2070, A2042

#### Rail

Ashford International Railway Station

#### Air

London Gatwick Airport

### Situation

The property is prominently located on the south side of Norman Road. The property is situated adjacent the Beaver Industrial Estate and the Gallagher Retail Park with tenants including Halfords, Bensons for Beds, Pets at Home, Currys and B&Q, and 300 metres from the Ashford Designer Outlet Centre, with tenants including Abercrombie & Fitch, Ralph Lauren, Dr. Martens, Lacoste, Superdry and Jack Wills.

### Tenure

Freehold.

### Description

The property comprises a site of hard standing land of approximate 0.59 Ha (1.45 Acres) and may be suitable for development with numerous alternative uses, including retail warehousing, industrial and roadside services subject to obtaining the necessary consents. Indicative plans have been prepared for various industrial schemes: a 3 unit, 24,850 sq. ft. scheme and a 7 unit, 19,100 sq. ft. scheme are available to view within the legal pack.

There is a former substation on the site - please see the legal pack for further details.

### VAT

VAT is applicable to this lot.

### Octopus Bridging Loan for Buyers

### Planning

Planning permission had previously been granted in September 2014 for the demolition of existing buildings and structures and construction of a Class A1 retail building with access, car parking, landscaping and associated works. Please see [www.ashford.gov.uk/planning-and-development](http://www.ashford.gov.uk/planning-and-development) for further details.

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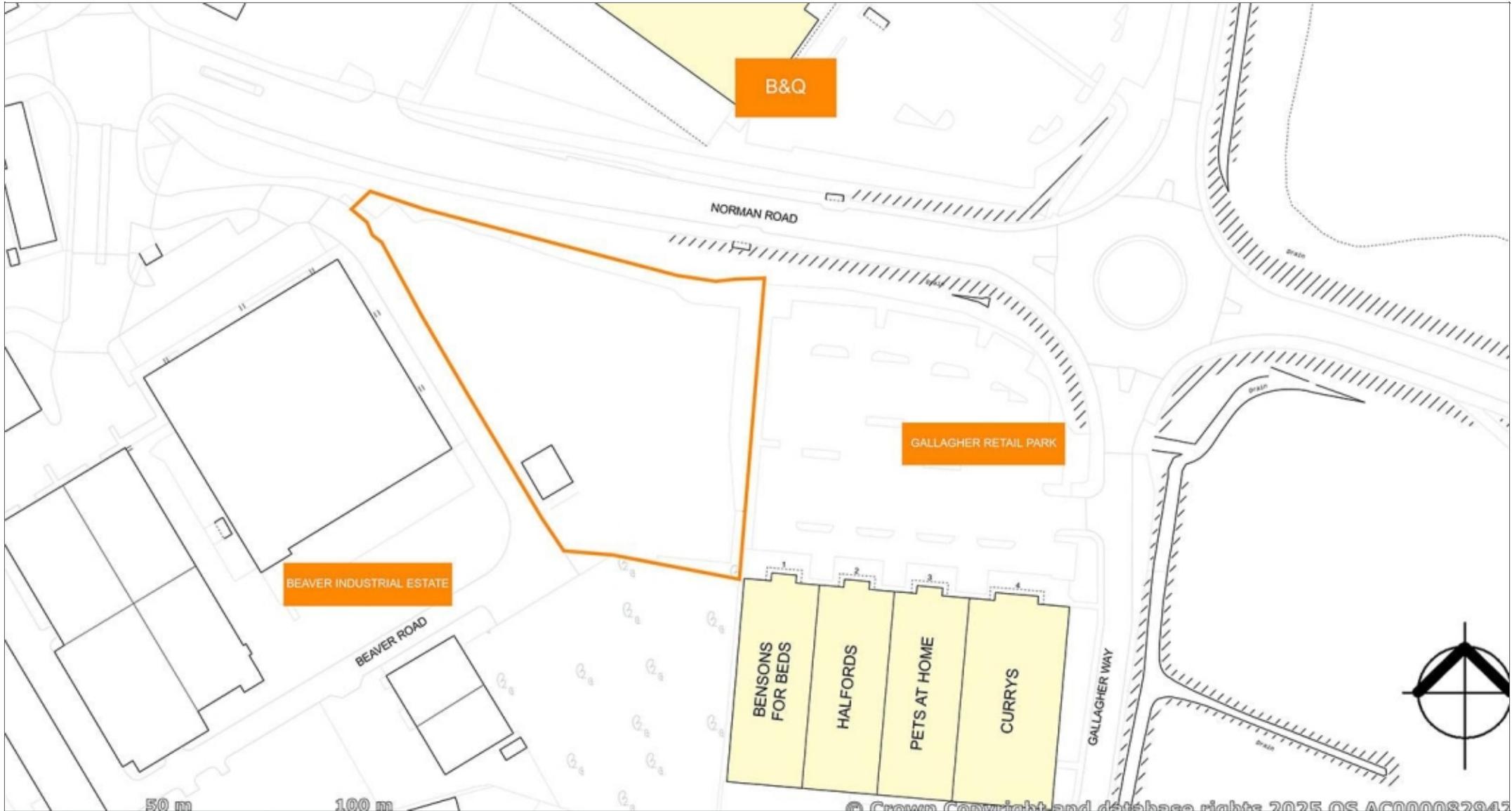
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**Kent TN23 7DH**

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## Contacts

### Acuitus

**Charlie Powter**  
+44 (0)20 7034 4853  
+44 (0)7768 120 904  
[charlie.powter@acuitus.co.uk](mailto:charlie.powter@acuitus.co.uk)

**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)7713 135 034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**Bryan Cave Leighton Paisner LLP**  
The White Building 1-4 Cumberland Place  
Southampton  
SO15 2NP

**Cassie Ingle**  
+44 (0) 20 3400 2506  
[cassie.ingle@bclplaw.com](mailto:cassie.ingle@bclplaw.com)

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