

Lot 57

Vacant Possession

Plots 20 & 30 Otterpool Lane, Link Park, Lymgne, Kent CT21 4LR

Freehold Development Site



Photograph taken 2009

Key Details

- Two adjoining plots with a total approximate site area of 2.17 hectares (5.37 acres)
- Outline planning permission granted for B1, B2 or B8 (subject to conditions)
- Forms part of 60 acre development opportunity (subject to consents)
- Situated 2.5 miles from junction 11 M20
- Adjacent to the established Lymgne Industrial Park

On the Instructions of a Global Investment Manager

Location

Miles: 8 miles west of Folkestone
9 miles south-east of Ashford
7 miles south-west of the Channel Tunnel

Roads: M20 Motorway (Junction 11)

Air: London Gatwick Airport

Situation

The plots are located in a strategic business and distribution location providing excellent access to the motorway network, Channel Tunnel and ports. The location is 2.5 miles from the M20 (Junction 11), between Ashford and Folkestone. The plot sits as part of a 60 acre scheme which has outline planning for a business park (see planning section), with phase 1 (Ridge Point) works already commenced. Ridge Point is proposed to provide three industrial terraces comprising 42,365 sq ft of warehouse accommodation. Adjacent is the established Lymgne Industrial Park, which houses occupiers including Norish Food Care, Seven Seas Worldwide and Laser Transport. Shepway District Council is currently in the process of submitting a planning application for Otterpool Park Garden Town which is a proposed garden town to be located south-west of Junction 11 of the M20 Motorway. For further information please see www.otterpoolpark.org

Description

Plots 20 and 30 comprise two regular shaped sites. The access road (which is adopted), together with the services, has been completed to the edge of each plot and landscape strips planted.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Address	Approximate Site Area	Possession
Plot 20	2.24 acres 0.906 hectares	VACANT POSSESSION (With Outline Planning Consent)
Plot 30	3.13 acres 1.266 hectares	VACANT POSSESSION (With Outline Planning Consent)
Total	5.37 acres 2.17 hectares	

Planning

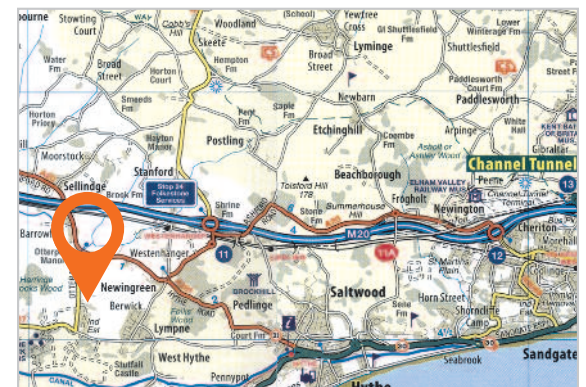
Plots 20, 30, 40, 50, 60 and 70 Enterprise Way, Link Park, Lymgne
REF: Y09/0145/SH - Outline permission granted with conditions for Land Adjoining Enterprise Way, Enterprise Way, Link Park, Lymgne, Kent for the erection of up to 30,668 sq m of employment development (Classes B1, B2 and B8), together with internal access (off recently constructed and adopted spine road) with parking, servicing and structural landscaping and being accompanied by an Environmental Statement.
For further information please visit: <http://searchplanapps.shepway.gov.uk/online-applications/applicationDetails.do?keyVal=OKNGMWNZ05J00&activeTab=summary>.
REF: Y17/0105/SH Extension to time limit of planning permission - Granted with conditions

Inspections

There is security fencing preventing access. If you would like to inspect, please contact Georgina Roberts (georgina.roberts@acuitus.co.uk).



See title plan for full extent of boundary



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