

Land at Altira Business Park

Herne Bay
CT6 6GZ

Parcel A - 2.7 acres &
Parcel B - 2.9 acres

TO LET/ FOR
SALE



Location

Altira Business Park is located in Herne Bay, Kent, within an established commercial area 1.5 miles (2.4 km) to the east of Herne Bay town centre. The site benefits from good road connectivity, with the A299 Thanet Way located immediately to the south, providing access to Whitstable, Canterbury and the wider Kent motorway network, including direct access to the M2.

Herne Bay Railway Station is situated approximately 1.55 miles (2.5 km) from the site and provides regular services to London and the wider South East. Local bus services serve the Business Park from Herne Bay town centre, offering convenient public transport links.

Description

Parcels A and B are two commercial parcels of land benefitting from gas, electricity, water, drainage, and telecom supplies. Access to the site will be directly from the main spine road, which serves the rest of the business park and will connect into the adjacent Taylor Wimpey/Kitewood residential development comprising circa 1300 units, which commenced construction in 2023.

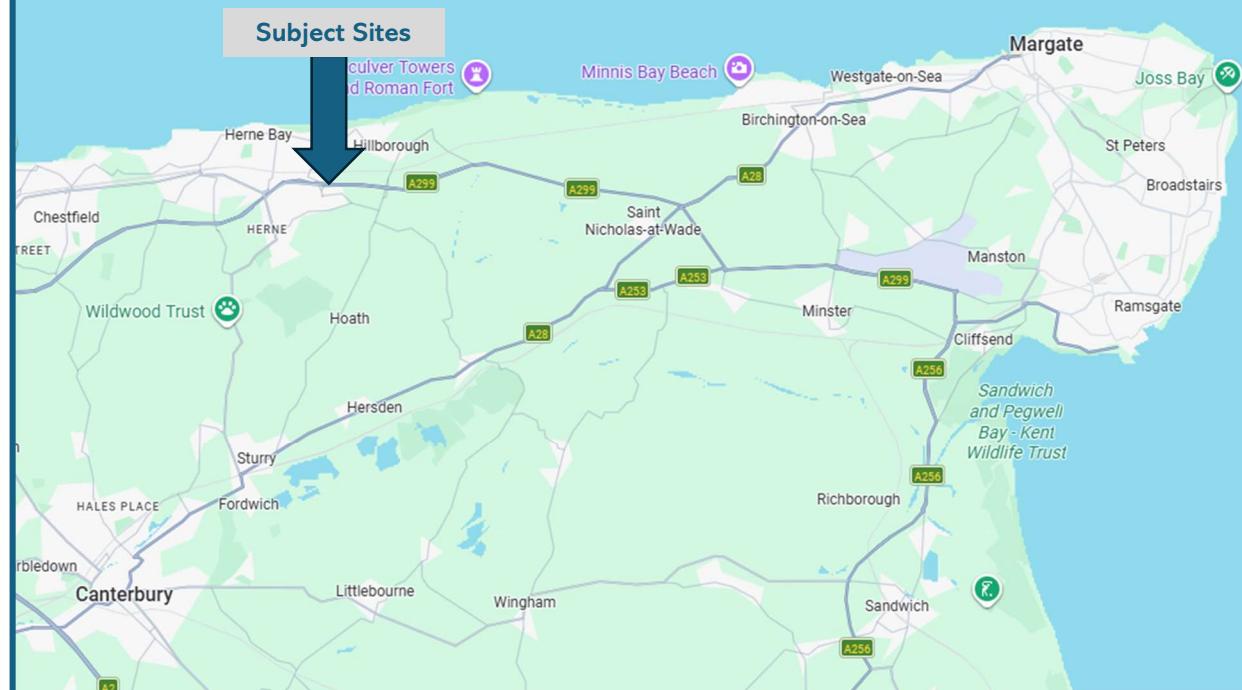
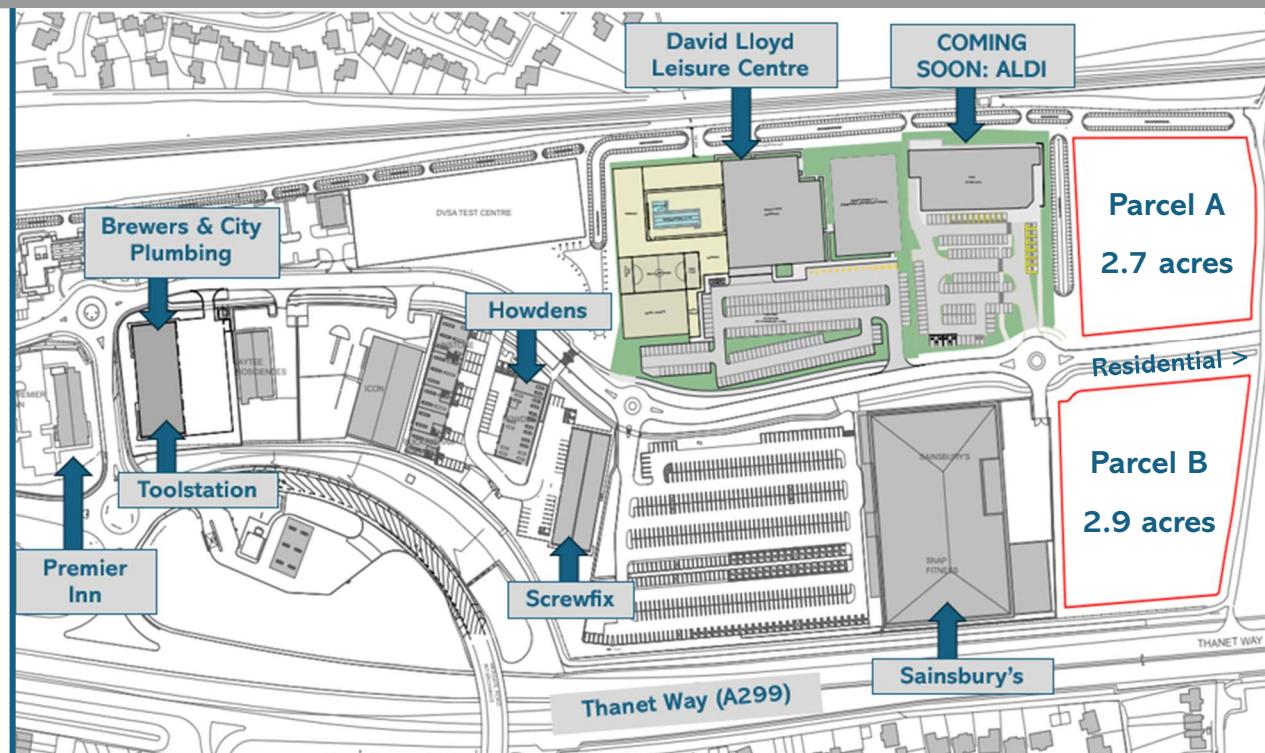
Other prominent occupiers on the business park include;

- Sainsburys
- David Lloyd Leisure Centre
- Aldi (stp)
- Snap Fitness
- Premier Inn
- City Plumbing
- Howdens
- Screwfix
- Toolstation
- Premier Inn
- Brewers & City Plumbing

Areas

The two parcels of land comprise the following areas;

- Parcel A = 2.7 acres (c.1.092 ha)
- Parcel B = 2.9 acres (c.1.173 ha)
- Total = 5.6 acres (c 2.26 ha)



Planning

Policy EMP4 of the current Local Plan adopted in July 2017 : Protection of Employment Sites seeks to prevent the loss of existing or allocated employment sites except in very limited circumstance. However, Canterbury City Council (CCC) accept that the restrictive policy approach has stifled investment, and so they have been flexible in applying the adopted policies, CCC have already supported development that delivers jobs even if it is outside Classes B1 and B8. This is most notably reflected in two recent planning consents:

1. Ref CA/22/02660 for retail/food store/driv thru and Builders Merchants
2. Ref CA/24/00631 for a 66,370 sqft David Lloyd which is now built and open.

CCC is in the process of preparing a new Local Plan. Once adopted, it will replace the current adopted Local Plan. Consultation on the replacement Plan was undertaken in January 2023, and again, with some revisions, in March 2024. The replacement Plan provides a positive updated policy position. The marketed land is within a wider allocation for Altira Park under emerging Policy HB8. Policy HB8 recognises:

"The need for additional flexibility to support the delivery of more business and employment space at this site... The site remains a key opportunity for the delivery of commercial, business and employment uses."

Given the site's history, the consents already received as already noted above, and the emerging Local Plan allocation and conversations with CCC, we consider that CCC will be positive in dealing with commercial/business/economic development on Parcel's 1 & 2. We are of the view that CCC will support proposals for:

- Class B2 and B8 uses (including builders' merchants);
- Class E uses including: retailing (Class Ea); eateries (Class Eb); professional services (Class Ec); indoor sport and leisure (Class Ed); medical and health services (Class Ee); a creche/day nursery (Class Ef); and office, R&D and light industrial uses (Class Eg);

Sui generis uses, including public house and drinking establishments, drive-thru restaurants/coffee shops, and car showrooms.

Viewing

Viewings - strictly by appointment through joint sole agents Grant Mills Wood and R&C Property Consultants:-



Proposed Adjacent Residential Masterplan



Terms

Parcels A and B are available individually or together. Design and build packages are available on a leasehold basis, alternatively freehold sales are available. Terms to be agreed and price upon application. Subject to Contract.

Legal Costs

Each party is to bear their own legal costs.

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**Business rates - Interested parties are advised to make their own enquiries via the Canterbury City Council. January 2026.