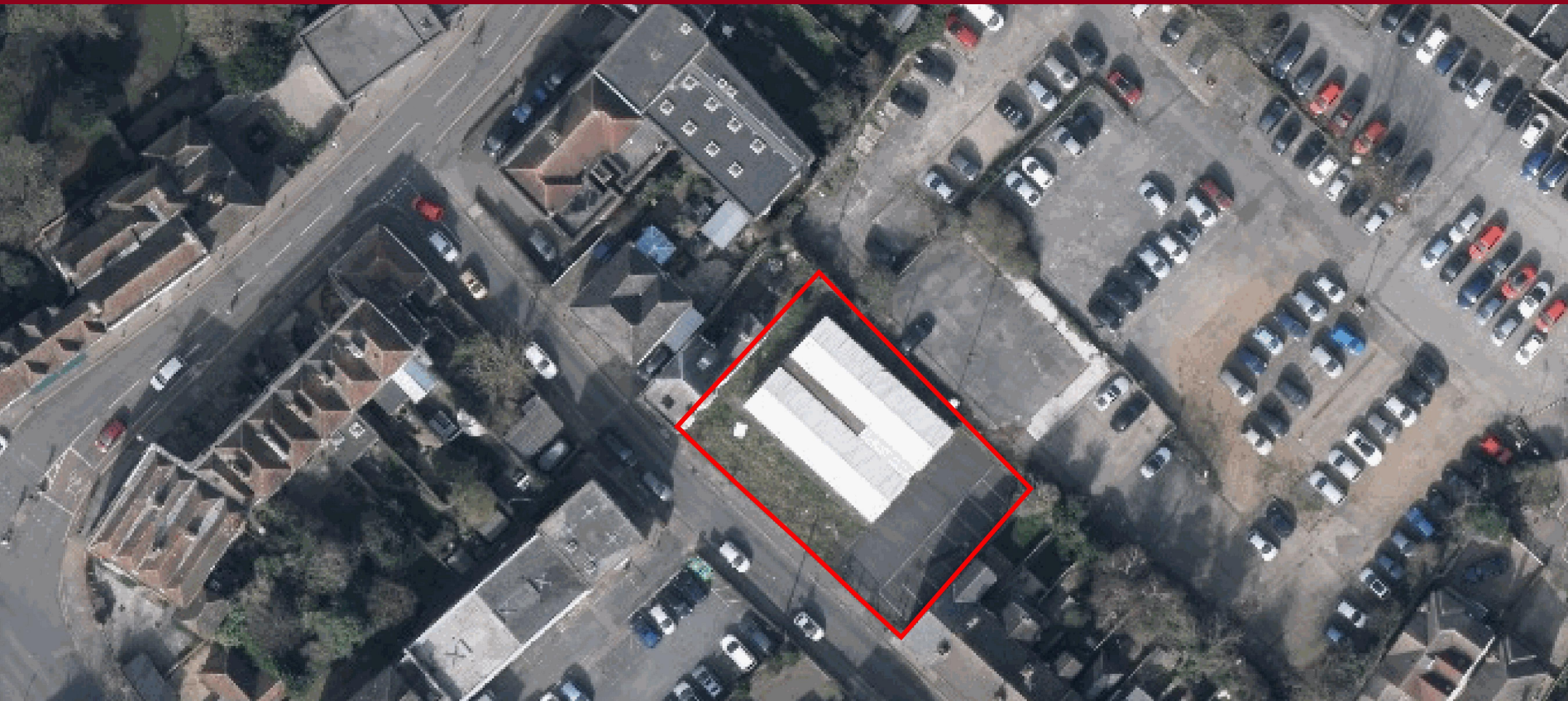




Former ATC Centre, 3 Cossington Road, Canterbury CT1 3HU

**FOR SALE**

Development Opportunity in Canterbury  
city centre

0.18 acres (0.07 hectares)



# Former ATC Centre, 3 Cossington Road, Canterbury CT1 3HU

## DESCRIPTION

0.18 acre site within Central Canterbury. Currently the site is set to the former ATC training centre, with a hard-standing area with space for 8 vehicles. The property would lend itself to development subject to planning.

- ✓ City centre development site extending to 0.18 acres
- ✓ Thriving student city
- ✓ Opportunity for wide range of development STP
- ✓ Site would suite student, residential or commercial use
- ✓ Outstanding planning consent for 45 bed student scheme
- ✓ Freehold title number K959677

## LOCATION

The site is located on the north side of Cossington Road in Canterbury, within easy walking distance of the city centre and associated amenities. Canterbury East station lies 0.5 miles west, with services to London Victoria in 1hr 29 mins. Cossington Road is a residential street, though the site is opposite an NHS facility and is bounded by an office car park to the north.

## ACCOMMODATION

The site currently contains a 2,500 sq ft single storey former training centre, though we would expect this to be demolished under any redevelopment proposals.

| Net Internal Areas         | sq ft        | sq m       |
|----------------------------|--------------|------------|
| Former ATC Training Centre | 2,500        | 232        |
| <b>Total</b>               | <b>2,500</b> | <b>232</b> |

## VAT

We understand that VAT will not be payable in this transaction.

## PLANNING

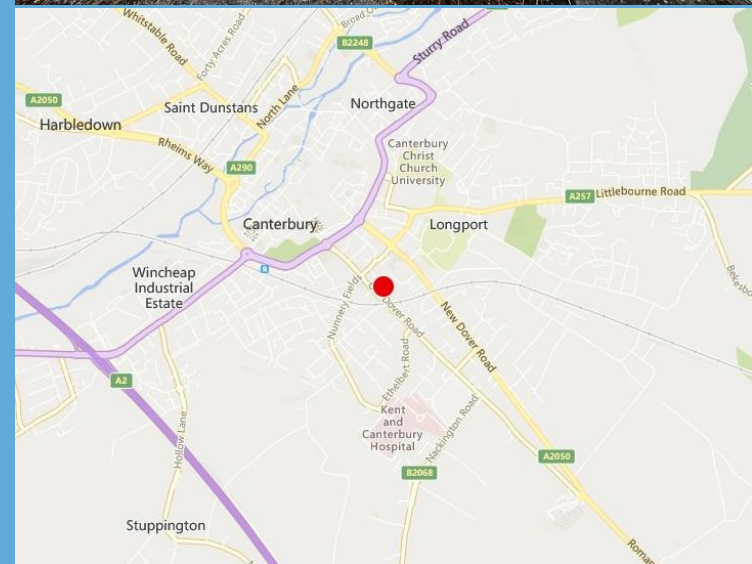
There is a current outstanding planning application for a 45 bed student scheme on the site. More information available via the data room.

## BUSINESS RATES

Rateable Value: £5,100. For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

## TERMS

We are inviting unconditional offers in excess of £700,000 for the freehold interest



**lsh.co.uk**

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Smith  
Hampton**

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On behalf of Mazars LLP

**mazars**