

FOR SALE

BY PRIVATE TREATY

Longbeech Park, Canterbury Road, Charing, Ashford, Kent TN27 0HA

Sanderson Weatherall



Sought-After Residential Park in Beautiful Kent Countryside

- Planning permission for 56 residential caravans
- Developed with 54 privately owned park homes sited
- 6 acres (2.42 hectares)
- Exclusively for over-45s

Guide Price £2,000,000

DVN2039

Location

Longbeech Park enjoys a tranquil, rural setting on the outskirts of Charing Village, at the foot of the North Downs in the Ashford District of Kent.

Situated just off the A20, Ashford (8 miles), Canterbury (13 miles) and Maidstone (15 miles).

The M20 affords excellent access to major regional centres, the wider motorway network and both Eurotunnel and the Port of Dover. Regular trains operate from Charing into London Victoria, whilst Ashford offers a high-speed rail link into London St Pancras.

A highly sought after residential park exclusively for the over-45s with a variety of village amenities on the doorstep.

Ashford, Maidstone and the historic cathedral city of Canterbury all offer a diverse array of retail and leisure amenities and cultural attractions. Kent Downs AONB. Leeds Castle, Doddington Place, Kent Coast (Folkestone, Hythe, Dymchurch) are all within easy reach.

The Park

The site extends to approximately 6 acres (2.42 hectares).

The park has been developed for 56 residential park homes and there are currently 54 park homes sited.

There are several parking areas around the park, with some homes benefiting from spaces adjacent to their homes.

The privately owned homes have a lifetime security of tenure in accordance with Mobile Homes Act Agreements.







Planning Permission & Site Licence

The park has permanent planning permission and a Site Licence (LN/009000118) granted by Ashford Borough Council.

The Site Licence states that "not more than 56 (fifty-six) permanent residential caravans shall be stationed on the site at any one time".

Services & Utilities

Water	Mains – Billed to the park owner who splits it equally amongst the privately owned homes.
Electricity	Mains - Each home is individually metered and billed direct by the supplier
Drainage	To septic tank
Gas	Mains - Each home is individually metered and billed direct by the supplier
Infrastructure & Maintenance	Billed monthly by the park owner





Income and Charges

The 54 privately owned homes each pay a pitch fee of between £117.08 and £259 per month equating to a combined total of £10,520 per month.

Total net income therefore currently equates to £126,240 per annum.

The pitch fee review date is 1st January each year and fees are reviewed in line with CPI (Consumer Price Index).

Additional income will be derived from the sale and resale of homes on the park, although this will vary from year to year. The park owner is currently entitled 10% commission on any private sales under the terms of the Mobile Home Act Agreement.

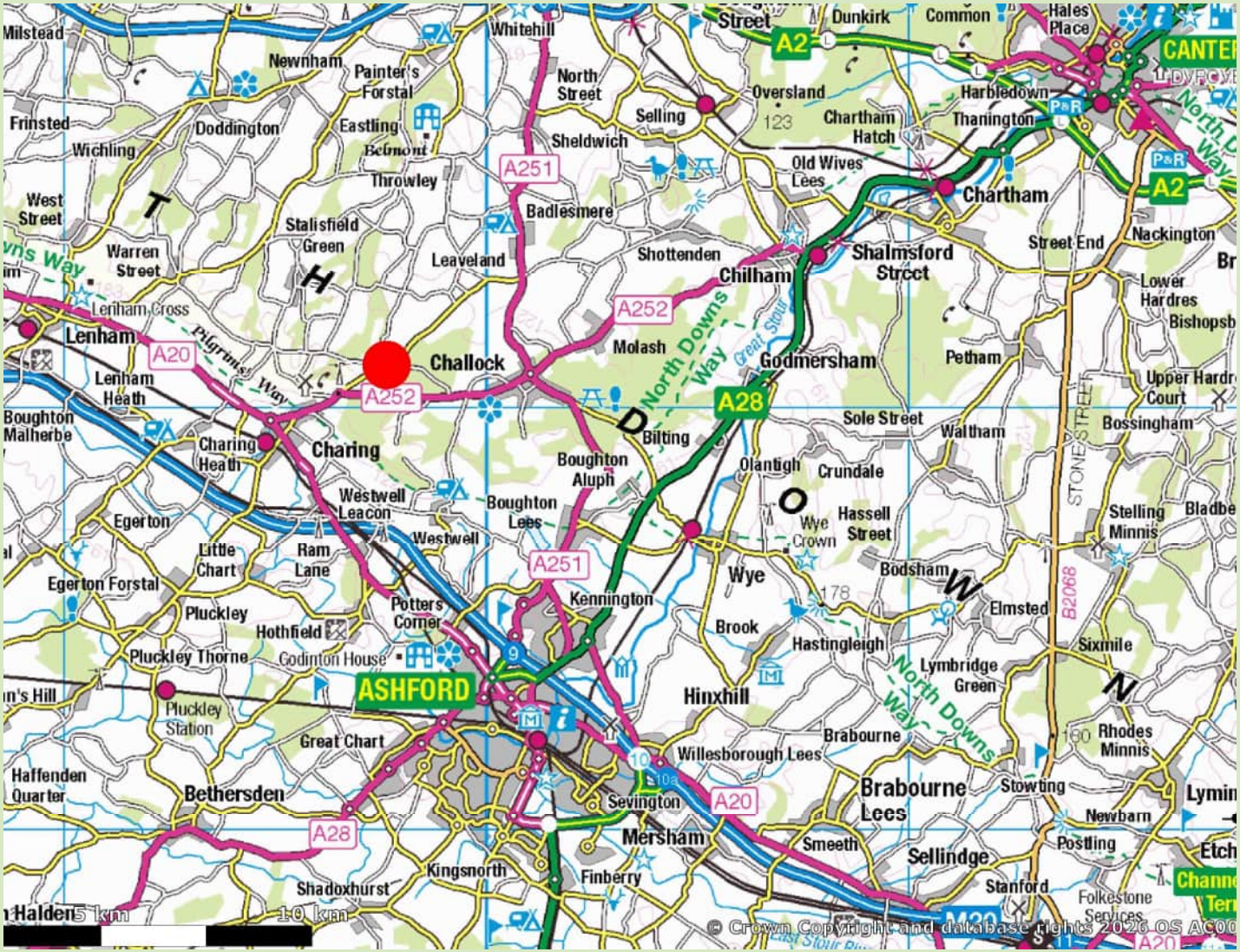
There are currently 4 privately owned homes available for sale ranging from £120,000 to £255,000, with a further privately owned home under offer at a guide price of £140,000.

These figures are offered for guidance only. Further information will made available to interested parties following inspection of the property.

Tenure

The property is held freehold.

Guide Price - £2,000,000 (two million pounds)



Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Sanderson Weatherall

Viewings strictly and only by appointment through the vendor's sole agents, Sanderson Weatherall.

Andrew Bagnell MRICS

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Prior to making an appointment to view, we strongly recommend that you discuss any points which may affect your interest in the property with our team.

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