

# Range of former school buildings in an excellent location

The site extends to c. 0.8 ha (c. 2 acres) and comprises a large detached property that has been adapted for school use as well as to number of former school buildings and playground areas.

The freehold is offered seeking either its continued or alternative use. The site is also considered highly suitable for residential development, subject to all necessary approvals.



Provided for Illustrative Purposes Only

## Shernold School site

Queens Avenue  
Maidstone  
Kent, ME16 0ER

**For Sale**



## Location

This secluded site is located on a private drive from Queens Avenue, one of west Maidstone’s premier residential addresses. It is around a mile from Maidstone town centre which offers a wide range of shops, services, restaurants, bars and other leisure activities.

The site is well located for commuting with Maidstone East station around a mile to the east which offers frequent services to various London stations with a journey time of around an hour. Junction 5 of the M20 motorway around 2 miles to the north .

## Site Description

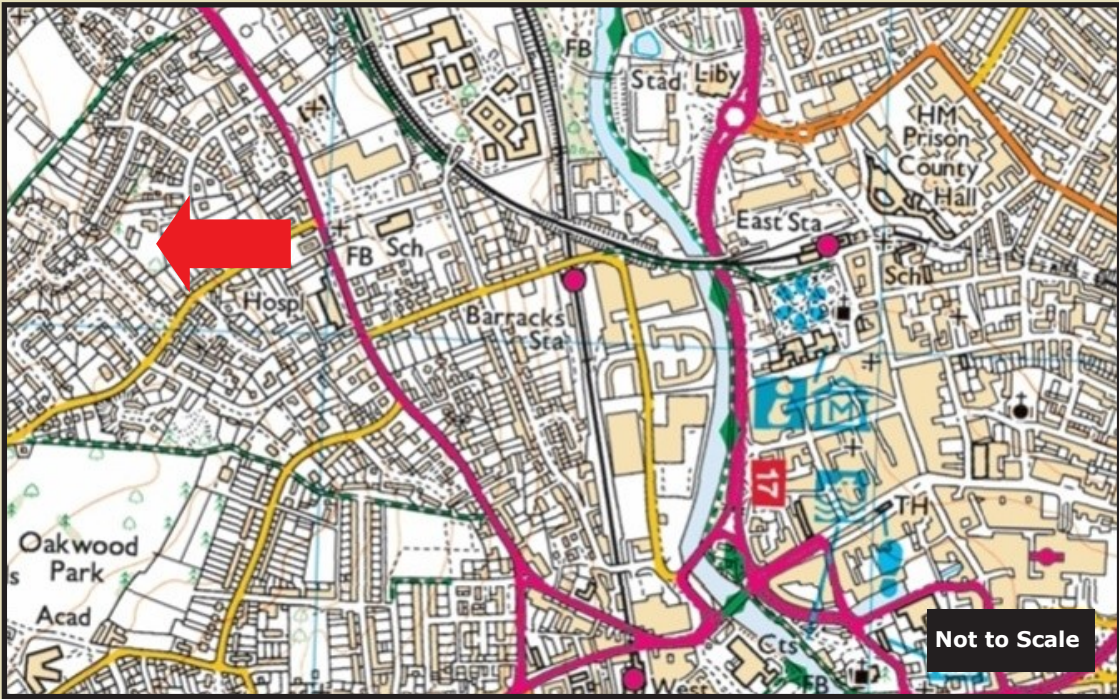
The site extends c. 0.8 ha (c. 2 acres) in size and is surrounded by residential gardens on all sides. It is accessed by a private driveway from Queen’s Avenue that leads to a broadly triangular area of approximately 0.8 ha (c. 2 acres) behind the rear gardens of houses fronting Queen’s Avenue, Trapham Road and Langdale Rise.

The majority of existing development is to the northern half of the site where the main school building is located. This comprises a large Victorian detached property set over three floors as well as an attic conversion and fully excavated basement. It is understood this attractive period property is not Listed. This property has a single-story extension that is generally in keeping with the main property. In addition, there are two further detached classroom blocks of various style and age that surround the hardstanding playground and fenced sports pitch. To the front of the main building is a further area of hardstanding used for car parking. The southern part of the site is a well maintained playing field. The majority of the site is bounded by mature trees many of which are understood to be subject of TPO’s. In addition, there is a group of mature trees of various species in the centre of the site.

## The Former School and Planning

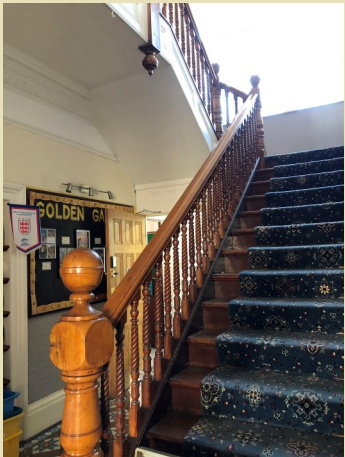
Due to a lack of local demand for private education, the falling pupil roll forced the school to close to pupils at the end of the Summer Term 2021. The freehold of the property is now offered for either it’s continued use as an education facility, an alternative use or redevelopment.

The owners have not made any representations to the Local Authority in respect of redevelopment of the site and it is not designated under any specific policy within the Local Plan. Maidstone Borough Council’s Local Plan does have a specific planning policy (DM 20) to protect and enhance ‘Community Facilities’ which includes Education establishments. This Policy suggests that proposals which would lead to a loss of community facilities will not be permitted unless demand within the locality no longer exists or a replacement facility acceptable to the Council is provided. The vendors are willing to support any planning application with a statement and evidence regarding the unviable nature of school given the volume and quality of school spaces within the state sector or any other assistance required once the Council is formerly engaged.





Selected Site Photographs





## Commercial Energy Performance Survey

An Energy Performance Survey has been commissioned by the vendor and the Energy Performance Certificate and accompany Report will be available in due course.

## Further Information

The Sales Particulars, Land Registry Title Documents and Land Registry Title Plan are available to download from our website at **[www.rpclanglandandnewhomes.co.uk](http://www.rpclanglandandnewhomes.co.uk)**.

## Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

## Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service and drain the site.

## VAT

It is understood that VAT will not be applied to this transaction.

## Viewing Arrangements

The site is secluded and private in nature and impossible to view from the public highway. All viewings must be accompanied by the Agent. Please contact Graeme Dowd on 07904 372142 to make the necessary arrangements.

## Offers

Unconditional or Conditional (Subject to Planning) offers are invited for the freehold by way of an Informal Tender. **The closing date for bids is 12 noon on Friday 12th November 2021.**

All unconditional bids should set out any on site due diligence you would like to undertake before an exchange as well as details of how you intend to fund the purchase.

If you intend to make a Conditional (Subject to Planning) offer it must be accompanied with the following:

1. a description/sketch of your proposed scheme
2. details of your planning strategy
3. your anticipated contractual timescales
4. details of any on site due diligence that you would like to undertake prior to an exchange of contracts.

As a Regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued.

The vendor is not obligated to accept the highest or any bid made.

## Agents Details

For further information of to book a viewing please contact the agents:

**Graeme Dowd**

RPC Land & New Homes	Tel:	01634 835900
155 High Street	Mob:	07904 372142
Rochester	Email:	<a href="mailto:g.dowd@rpcland.co.uk">g.dowd@rpcland.co.uk</a>
Kent, ME1 1EL		

[www.rpclandandnewhomes.co.uk](http://www.rpclandandnewhomes.co.uk)



## Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of all relevant Consumer Protection Regulations but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.