



HARWOODS EDENBRIDGE

Stanfords End | Hartfield Road | Edenbridge | Kent | TN8 5NF

FREEHOLD SITE FOR SALE

- Attractive former car dealership site with extensive car parking/external storage & workshops
- Approx 4.5 acres
- Suit alternative and/or development potential (STP)

Approx 4.5 acres



INVESTMENT HIGHLIGHT

- Large Site Area of Approx. 4.5 acres.
- A rare South East commercial site located 11 miles south of the M25 and within affluent catchment area .
- Freehold For Sale – Vacant Possession.
- Former Land Rover car dealership
- Attractive retail showroom, sales offices, parts storage, vehicle workshops with significant car parking & open storage.
- Road frontage approx. 197 feet (60m)
- Total internal floor areas approx. 23,100 sq ft (2146 sq m).
- Excellent 'turn key' opportunity for motor sales or similar commercial /motor trade operator.
- Potential for future re-development (Subject to Planning).





The property comprises a newly refurbished former Land Rover car dealership comprising showroom, sales offices, multiple workshops, parts storage and a separate office/parts building.

The property has extensive car parking and car display space including a large storage compound to the rear of the property for approx. 270 cars. It also provides a small off-road 'test drive' experience area. The showroom is of a modern construction with a steel portal frame structure and brick infill walls.

The main showroom building provided a newly refurbished showroom, offices and customer areas on the ground and first floor. The showroom is fitted out to high specification with solid concrete, tiled floor, glazed frontages, WCs, kitchen, internal meeting rooms and suspended acoustic tiled ceiling with LED lighting. The vehicle workshop has been extended and has been designed to represent Land Rover design standards with solid concrete floor and is accessed via seven overhead shutter doors.

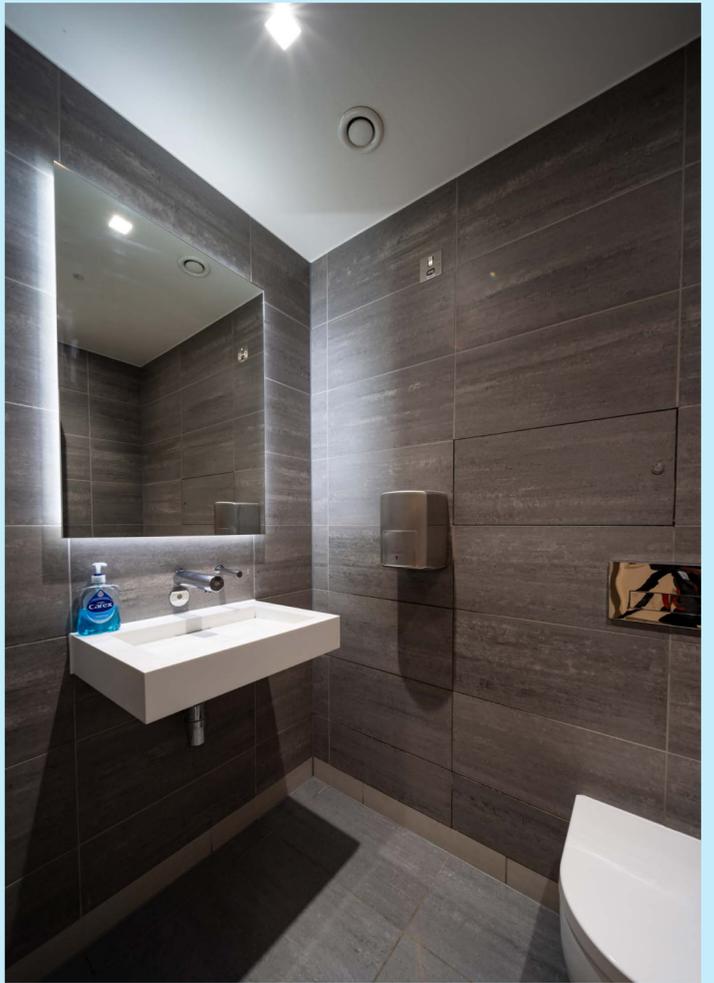
To the rear there is a two storey detached former industrial building which has most recently used as parts storage, valet bays and offices with its own WCs, kitchen, and drivers mess areas.

To the rear of the site there is a detached vehicle workshop building and external wet valet area. This is accessed via two roller shutter doors and there is internally a single MOT bay.

There are seven primary display spaces fronting Hartfield Road with a further 71 secondary spaces plus 11 designated customer spaces, one disabled and 38 parking spaces adjoining the parts store.

DESCRIPTION





TENURE

Freehold sale with full vacant possession



ACCOMMODATION

	SQ FT
Main Front Building	
GF Retail Showroom	4,704
GF Showroom Offices	1,261
GF Vehicle Workshop	6,500
GF Workshop Offices	165
FF Showroom Offices	1,583
Mezzanine Storage	712
Separate Workshop	4,091
External Tyre Store	433
Valet area	502
Parts Office & Storage Building	
GF Offices/ Stores	1,929
Offices /Stores	1,155
TOTAL	23,035

PLANNING

It is likely that the site has a Sui Generis use but this will need to be established with the local planning authority (LPA). There is a varied formal planning application history on site and any new uses would have to consider adopted and emerging planning policies at local and national level, especially given the sites location in the Green belt but that the site has been established use for car showroom.

The site is previously developed land, and the Dec 2024 National Planning Policy Framework allows an interpretation of Grey belt within Green Belt areas. Alternative options for planning will require further engagement with the LPA, motor trade uses can fall into various Use Classes depending on the specific operation of the site.

FURTHER INFORMATION



Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on MARCH 2025

BUSINESS RATES

2023 Rating List, Rateable Value £325,500

DATA ROOM

Data room access is available on request via Vail Williams.

EPC

EPCs are available in the dataroom

VAT

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AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

PRICE

Offers in excess of £4.5million, subject to contract

INSPECTIONS

Inspections are by appointment only and can be arranged by contacting a member of the Vail Williams team below.

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