



WRENS CROSS, UPPER STONE STREET, MAIDSTONE, KENT

# WRENS CROSS, UPPER STONE STREET, MAIDSTONE, KENT

FOR REDEVELOPMENT INCLUDING REFURBISHMENT OF “LISTED” BUILDING.

For Sale Freehold.

About 0.4ha/1 acre.

## Location

The property is in a prominent position on an important junction within a short walk to the south of Maidstone town centre. There is extensive frontage to Upper Stone Street and return frontage to Foster Street, off which is the main vehicular and pedestrian access to the taxi premises and the compound of buildings. The remaining two car parks are accessed off Upper Stone Street. An additional parcel of land is also available for purchase in addition, fronting Knightrider Street.

## Description

The existing buildings were previously associated with the earliest police station in Kent, and include the former judges house (used more recently as offices) within a Listed Georgian building, together with appurtenant premises to the rear, of a later date; a three storey Victorian former police barracks comprising effectively three dormitories and three smaller rooms; a former police superintendents house; a former coach house which is fire damaged with the roof removed which is two storey; and a flanking store room. In addition there is a small range of single storey store rooms. These back on to an electric substation which is not included within the ownership for sale.

The buildings require major refurbishment; they are constructed principally of brick with a tile or slate roof. There is a further outbuilding just to the south of the judges house, together with a mature tree. The land adjacent to the buildings is mainly hard-standing and car park.

On the corner of Foster Street and Upper Stone Street are the former taxi premises comprising two storey offices and a parking compound. To the north of this at a lower level is a large cleared site currently used as a car park. A further car

park lies to the north of this which is subject to a right of way in favour of the carpet warehouse and small car park which is in separate ownership and is not included in the sale.

## Planning

There have been informal conversations with the Planning Authority. The judges house and the former police barracks would need to be retained and refurbished with a use for residential and commercial purposes; if the police superintendents house and adjacent premises were to be demolished there would need to be a viability justification, the Planning Authority preferring to retain the majority of these buildings. The remainder of the land is available for residential and commercial redevelopment subject to obtaining planning consent.

## Services

Mains water, electricity, drainage and gas are understood to be available. Prospective purchasers should make their own enquiries.

## Tenure

The property is to be sold Freehold with vacant possession.

## Method of Sale

Offers are being invited for the whole in the region of £1,000,000. Offers will be considered for parts of the site, in which case prospective purchasers should indicate in detail on a plan the area which is of interest.

## Viewing

Appointments to view should be made via the selling agents, Savills incorporating Smiths Gore. Please contact:  
David Parry  
Tel. 01732 879063  
david.parry@savills-smithsgore.co.uk



## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maidstone office  
t 01732 879050  
maidstone@savills-smithsgore.co.uk  
savills-smithsgore.co.uk

See all our properties at  OnTheMarket.com

