

## CHILDREN'S DAY NURSERY SITE FOR SALE

0.65 Acres (0.26 Hectares)

CHILDREN'S DAY NURSERY SITE, LOVE LANE, FAVERSHAM ME13 8BJ

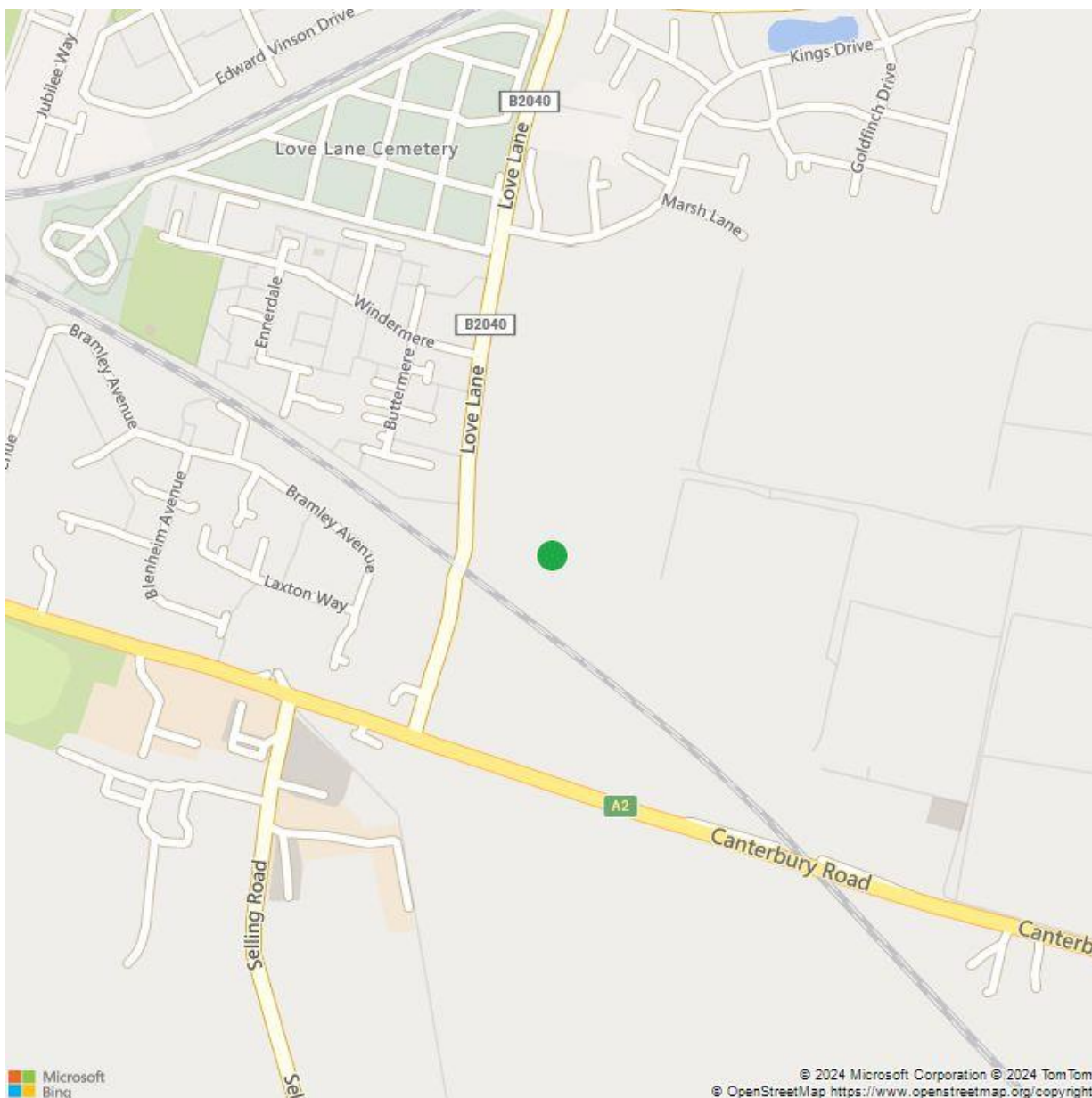
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## LOCATION:

The subject site is located on the east side of Faversham, between Junctions 6 & 7 of the M2 motorway within the borough administered by Swale Borough Council. It is situated on the east side of Love Lane, an arterial road between London Road (A2) and Faversham Town Centre, avoiding alternative routes with restricted heights.



## DESCRIPTION:

Site available for the construction of a day nursery/creche fronting Love Lane. The nursery will be situated on a larger mixed use site currently being developed mostly for housing, other uses include retail, care home and business units.

## ACCOMMODATION:

Site Total: 0.65 acre

## TERMS:

The site will be sold freehold or alternatively our clients will consider a design and build option to let.

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## PRICE:

Price on application and subject to specific requirements

## LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

## PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

See Planning Application 23/500857.

## BUSINESS RATES:

No details are available at present and will depend on the size and type of property occupied.

## EPC:

No EPC details are available at present and will depend on the size and type of property occupied.

## VIEWING:

Jonathan Creek

01622 944000

[jcreek@harrisons.property](mailto:jcreek@harrisons.property)



## PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

**IMPORTANT NOTICE** Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 All photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

Ref: 24/01/25 / PP / 4357

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\*The plan is for identification purposes only and may not accurately depict the exact boundaries.

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Maidstone Office: Springfield Rag Room, Mill Lane, Maidstone, Kent, ME14 1GU  
 info@harrisons.property | T: 01622 692144

