

# Former Ambulance Station

Winchelsea Road, Dover, Kent, CT17 9TT



- Former Ambulance Station
- 0.52 acre site
- Development opportunity, subject to gaining necessary consents
- Brownfield site

**Development Opportunity Available**  
**7,469 Sq Ft (693.87 Sq M)**

# Former Ambulance Station

Winchelsea Road, Dover, Kent, CT17 9TT

## Location

The property is situated off Winchelsea Road, which is just off the Folkestone Road, close to the centre of Dover. The property is within a short walk of Dover Priory Train Station which provides regular high-speed services to London St Pancras International, as well as regular services on more local routes. Dover is a coastal town and home to a major port with regular services to both Calais and Dunkirk.

What3Word- <https://w3w.co/illogical.interlude.stores>

## Description

Re-Available After Aborted Sale

For Sale - Former Ambulance Station within Short Walking Distance of Dover Priory Station

The former ambulance station would suit a variety of alternative commercial uses but also has redevelopment potential, subject to obtaining the necessary planning consents.

## Terms

To purchase the freehold of the site.

Unconditional and Subject to Planning Offers will be considered.

## Guide Price

£375,000 for the freehold

## EPC

Rating (D) 87

## Accommodation

The property is a former Ambulance Station and comprises a workshop / warehouse area and two storey office building with basement on a half-acre site providing ample car parking. The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	SqFt	SqM
Warehouse	33,21	308.52
GF Office	1,784	165.72
FF Office	995	92.45
Basement	298	27.67
Additional Warehouse	1,071	99.49
<b>Total</b>	<b>7,469</b>	<b>693.87</b>

## Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

Land and Premises: £RV £16,250 @ 49.9p in the £

Rates payable £8,108.75 for the year 2024/25

## Legal Costs

Each side to bear their own legal and professional costs.

## Finance Act 1989

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

## Viewings

Strictly by prior appointment through the Surveyors



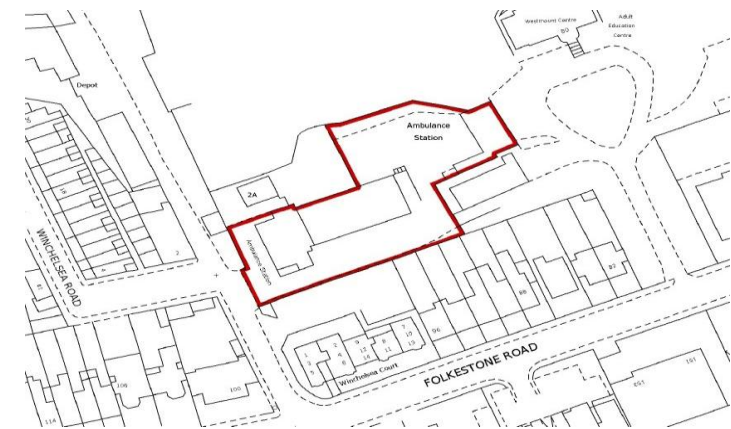
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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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