

Plots D & E, Mountfield Road

Mountfield Industrial Estate, New Romney, Ashford, Kent TN28 8GT



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Freehold Commercial Development Opportunity
- 1.84 Acre Site (0.745 Hectares) approx.
- Planning Permission Granted
- 9no. Industrial Units (circa 33,000 sq ft)

Development Opportunity
FOR SALE

Location

The property is located on the Mountfield Industrial Estate. An established trading estate popular with warehouse and distribution occupiers, situated just south of New Romney, being approximately 12 miles south of Ashford and 15 miles southwest of Folkestone.

Description

The property comprises a level and broadly rectangular site of approx. 1.84 acres (0.745 hectares). It forms part of the Romney Marsh Employment Hub, a 10.7 acre site allocated for employment use within Folkestone & Hythe's Local Plan.

Planning

Planning permission has been granted (ref: 25/1648/FH) for the 'Erection of 9 general industrial units with associated parking and road access'.

Specification

The planning allows for the buildings to be constructed to a shell and core specification, providing a high-quality envelope to enable occupiers to complete their own internal fit-out to suit operational requirements.

As part of the shell specification, each unit will include:

- A dedicated entrance lobby/area, providing an identifiable and accessible point of arrival.
- A large open-plan workspace, served by an electric roller shutter door.
- A fully fitted DDA-compliant WC.
- The incorporation of first floor windows to ensure the straightforward installation of mezzanine floors where required.

Externally, the development will supply:

- 43 car parking spaces, 11 of which to be equipped with electric vehicle charging.
- 24 additional visitor spaces.
- Secure cycle storage for 16 bicycles.
- Dedicated servicing areas, designed to accommodate delivery vehicles and allow safe manoeuvring in forward gear.

Access to the site is taken from the newly constructed estate road, which connects directly to Mountfield Road.

Improvements to the junction have also been designed and approved to accommodate commercial traffic, including service and delivery vehicles.

Accommodation

The units will have the following approximate Gross Internal Floor Areas:

Unit	Floor	Area (m ²)	Area (sq ft)
Unit 1	Ground	325.2	3,500
Unit 2	Ground	325.2	3,500
Unit 3	Ground	529.5	5,700
Unit 4	Ground	325.2	3,500
Unit 5	Ground	529.51	5,700
Unit 6	Ground	325.2	3,500
Unit 7	Ground	325.2	3,500
Unit 8	Ground	185.8	2,000
Unit 9	Ground	185.8	2,000
Total		3,056.6	32,900

Title

The property is held within Freehold Title K701678. The land would be split to form a new separate title on completion of a sale.

Terms

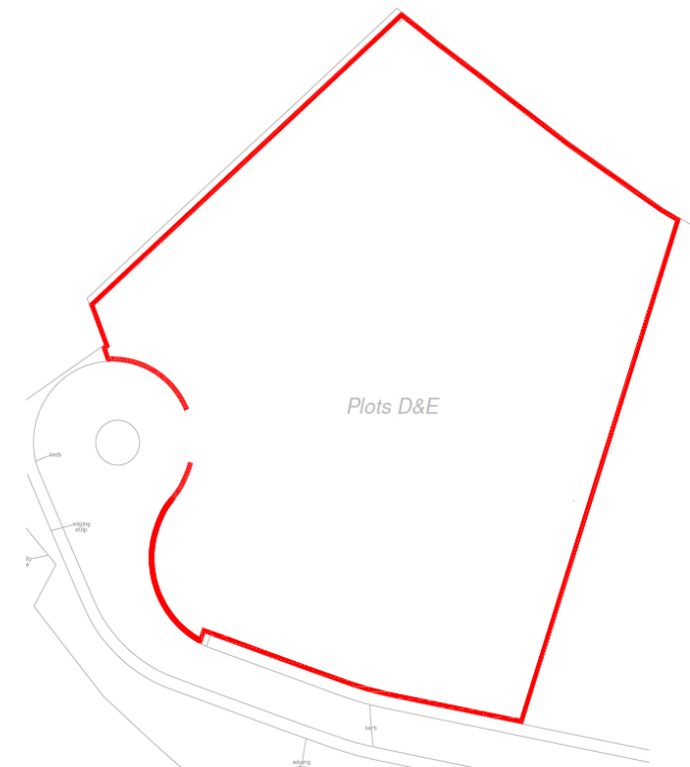
We are instructed to sell the freehold interest with vacant possession.

Price

Our clients are seeking offers in region of £650,000 on an unconditional basis.

VAT

The property is elected for Value Added Tax.



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Legal Costs

Each party are to bear their own legal and professional costs.

Misrepresentations 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 themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

Plans & Boundaries

Any plans provided are for indicative purposes only and interested parties must satisfy themselves on the location of any boundaries.

Photos

The photos were taken in November 2025.

Purchaser Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers.

Viewings

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

Phil Hubbard MRICS
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