



LITTLE SILVER COUNTRY HOTEL, ASHFORD RD, ST MICHAELS, TENTERDEN TN30 6SP

Freehold former hotel and wedding venue with redevelopment potential

WATLING
REAL ESTATE



INVESTMENT HIGHLIGHTS

- Freehold
- Large detached former 16 bedroom hotel and wedding venue with bar and restaurant extending to 10,634 sq. ft
- Substantial parking allocation
- Site area extends to 0.956 acres
- Significant redevelopment potential – suitable for alternative uses subject to obtaining relevant consents.

OFFERS INVITED FOR THE
FREEHOLD INTEREST



LOCATION

Located on the edge of Tenterden; a small town located in the Ashford district of Kent.

The property is situated approximately 1.5 miles from the main High Street, where amenities include Waitrose, Tesco, Boots and Waterstones amongst a range of independent boutiques and pubs. The town is surrounded by the Kent countryside, with the popular Chapel Down vineyard approximately 4 miles away.

The property is located approximately 12 miles south-west of Ashford and 11 miles north of Rye.





SUBJECT PROPERTY



CONNECTIVITY



The closest railway stations are at Headcorn (9 miles) and Staplehurst (11 miles); both of which have direct access into London Bridge, Waterloo East and London Charing Cross.

The property is located on the A28, which joins to the A21 in Baldslow to the south and leads to Ashford in the north-east. The M20 lies 10 miles to the north-east and the A229 approximately 8 miles to the west.



From Headcorn Station



DESCRIPTION

LITTLE SILVER COUNTRY HOTEL

The main part of the property dates back to the circa mid-20th century with a mock-Tudor façade, which until recently has been operating as a hotel (C1) and wedding venue. The property has been extended over time, with the most recent being a first-floor rear extension in 2011 and a subsequent single storey extension to the rear. To the rear of the main building is a large extension that provides a function room and wedding accommodation.

The plot is L-shaped and covers 0.956 acres; including the hotel, gardens and a large car-park to the rear. Access is from the A28 into a small car-parking area at the front of the property.

The property comprises 16 en-suite bedrooms, a bar and restaurant and extends to approximately 10,635 sq. ft.

The property benefits from a large in and out driveway at the front of the property and an access road along one side of the property providing access to the rear.



PLANNING

We have assumed that the property benefits from Planning Permission under use class C1, however buyers should make their own enquiries to satisfy themselves.



REDEVELOPMENT

The property presents significant redevelopment prospects and would lend itself to a range of alternative uses subject to obtaining the relevant planning permissions and licencing. All parties are required to undertake their own due diligence and take appropriate professional advice around the suitability and requirements for redevelopment.





FURTHER INFORMATION

TENURE

TT108255 (Freehold)

SERVICES

Sale on behalf of Receivers, buyers should make their own enquiries regarding services.

EPC

The property has an EPC rating of C.

VAT

The VAT position is to be confirmed.

LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

VIEWINGS

Strictly by appointment only via Watling Real Estate as Sole Agents.



ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

SALE BY RECEIVERS

The property is offered for sale on behalf of Paul Atkinson and Julie Humphrey, the Joint Receivers ('the Receivers').

The Joint Receivers offer no title or collateral warranties associated with this property or transaction. The Joint Receivers, their agents and representatives act without personal liability.

PROPOSAL

Offers are invited for the Freehold interest.



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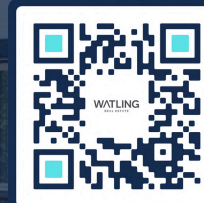
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Subject to Contract
Property Reference: 223097



[Data Room Link](#)

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