



Snodland Clinic, Rocfort Road, Snodland, Kent, ME6 5NQ

Suitable for a variety of uses, investment or redevelopment subject to planning

**NHS**  
Property  
Services

**JIG**  
Planning and Development

## Snodland Clinic, Rocfort Road, Snodland, Kent, ME6 5NQ

An opportunity to purchase a site that holds excellent potential for a variety of future uses. The site would suit D1 operators, residential developers and maybe A1/A3 uses subject to obtaining all the necessary consents.

### The Site

The site currently contains a single storey property with a Gross Internal Area of 216sq m. The property is now vacant and declared surplus to the operational requirements of the NHS. The site is accessed directly off Rocfort Road and provides space for approximately 8 cars.

### Location

The site is conveniently located for Snodland Train Station and is a short walk from the High Street. The site benefits from a pleasant outlook overlooking the adjacent Cricket Ground to the north. The surrounding area to the south is predominantly residential.

### Connections

The property is located within walking distance of Snodland Train Station. London St Pancras International can be reached within 43 minutes. Snodland benefits from excellent road connectivity with both the M2 and M20 accessible within minutes. The property is a few hundred metres from the A228.

### Planning

The property provides much flexibility in terms of its planning potential. The lawful Use Class of the property is D1 (Non-Residential Institutions). Alternative D1 uses may be suitable in addition to residential, A1 retail convenience and A3 food and drink subject to obtaining all the necessary consents.

### Local Planning Authority

Tonbridge & Malling Borough Council  
Gibson Drive  
Kings Hill  
West Malling  
Kent  
ME19 4LZ  
<https://www.tmbc.gov.uk>

### Tenure

Freehold with vacant possession upon completion.

### Legal and Technical Information

All the available legal and technical information relating to the site can be obtained by contacting the selling agent, JIG Planning & Development Ltd.

### Method of Sale

The Freehold interest in the site is being offered by way of informal tender. Offers are invited on an unconditional and subject to planning basis and may be subject to overage and clawback provisions. All offers should be received by noon on Friday 17 January 2020.

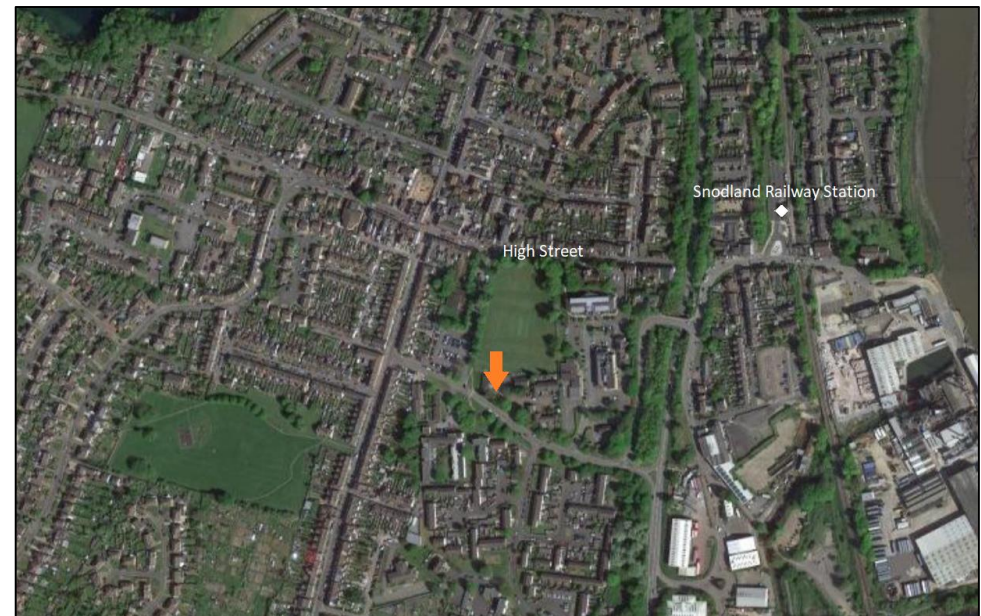
Offers are to be submitted in writing to Iwan Jones via a Bid Proforma – a copy of which can be requested by email [iwan@jigpd.co.uk](mailto:iwan@jigpd.co.uk)

### Viewing

Scheduled viewings will take place on Thursday 12 December. Please contact the agent direct to arrange a time.

### Contact

Iwan Jones  
07818 420857  
[iwan@jigpd.co.uk](mailto:iwan@jigpd.co.uk)



#### IMPORTANT NOTICE

JIG Planning & Development for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of JIG Planning & Development has any authority to make or give any representation or warranty whatever in relation to this property on behalf of JIG Planning & Development, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Particulars prepared December 2019. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you.