The Appleyard

Sittingbourne ME10 4DE

Existing Building with Potential for Redevelopment

Guide Price:
£1,000,000





Executive Summary

PROPERTY TYPE
Site no planning

SIZE
0.82 acres (Total Area)
13,300 sq ft (Building)

COMMERCIAL / RESIDENTIAL
Commercial

CLOSEST TRAIN STATION
Sittingbourne Station
(0.4 miles)

The Appleyard

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About The Appleyard

The Appleyard comprises a detached building extending to approximately 13,300 sq ft, set within a site of approximately 0.82 acres (0.33 hectares). Formerly operating as a social club, the venue officially ceased trading on 17 November 2025.

The site includes a substantial parking area, amenity space and a small detached garage positioned in the southeastern corner.

The property forms part of the wider land title TT11637, with the remainder of the title situated separately and excluded from the sale.

The site is being offered to the open market and presents clear potential for redevelopment into a variety of alternative uses, subject to the necessary planning consents.







Location

The Appleyard is situated on the Avenue of Remembrance in central Sittingbourne, opposite Sainsbury's and Swallows Leisure Centre, with the town centre and its wider range of shops, cafés and amenities within easy reach.

Sittingbourne Railway Station is approximately 0.4 miles away, providing services towards London and across Kent.

The tree-lined Avenue of Remembrance provides an attractive setting while benefiting from excellent access to the surrounding town centre.

The Appleyard

Planning

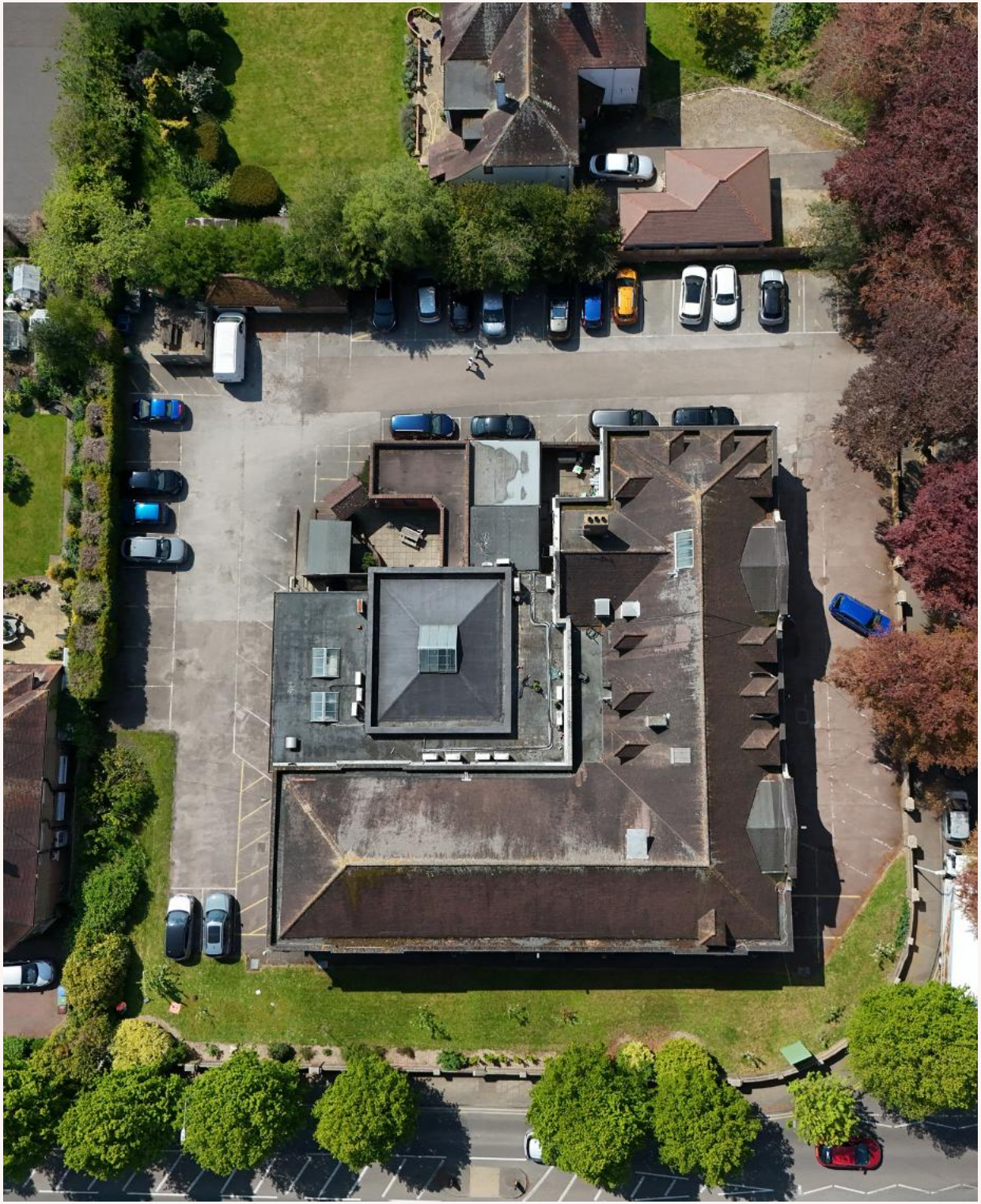
The site is relatively unconstrained and benefits from a central, accessible location just behind Sittingbourne High Street, with a range of services and amenities within a few minutes walk.

The site is currently identified as use class SG or Sui Generis but could be utilised for a variety of different uses, subject to a change of use.

Planning Constraints
It falls within an Area of High Townscape Value, where development proposals are expected to enhance the historic and architectural character of the area.

Local Authority Position
Swale Borough Council, currently lack a five-year housing land supply (confirmed at appeal, June 2025—3.98). In addition, the absence of an up-to-date Local Plan means that the borough is currently subject to the presumption in favour of sustainable development, supporting speculative and housing-led applications.

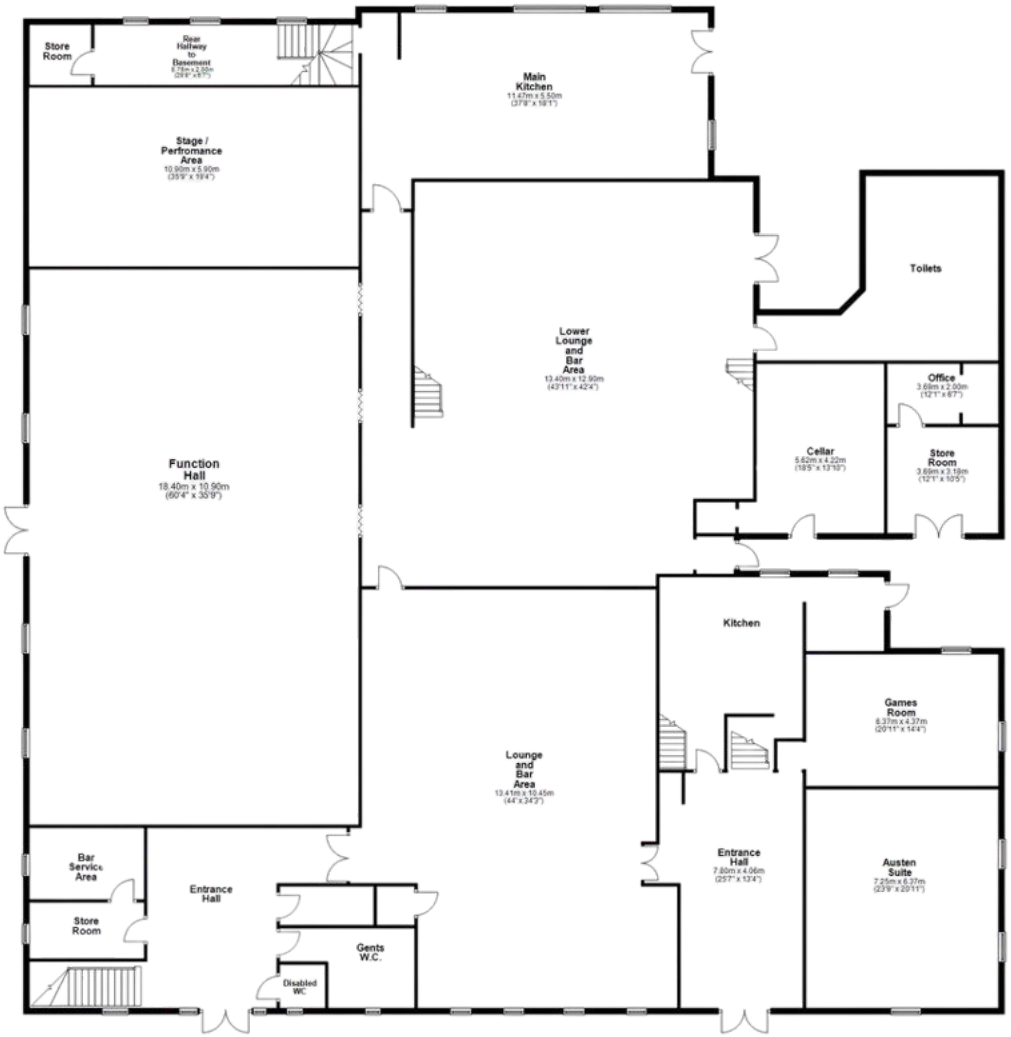
Affordable Housing
Swale policy seeks 10% affordable housing on schemes of 11 units or more within the town centre. Notably, there is no affordable housing requirement for older persons' housing anywhere in the borough and given the existing use value of the existing property, the requirement for affordable housing could be challenged through viability.



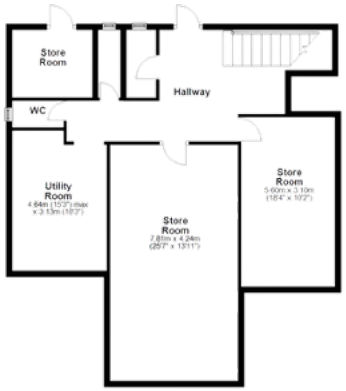
Floorplans

The Appleyard

Ground Floor



Basement



First Floor



Further Information:

TENANCIES:
The site is being sold Freehold with Vacant Possession.

PROPOSAL:
£1,000,000

VAT:
VAT is not payable.

VIEWINGS:
Viewings are strictly by appointment only.

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