

Development Opportunity Land off Dover Road Northfleet, Gravesend, Kent



- Vacant Greenfield Development Site
- Road Frontage
- Site Area of about 1.47 acres (0.59 hectares)
- Residential, commercial or mixed use development opportunities STPP
- Gravesend town centre 1.3 miles
- Ebbsfleet International train station 1.8 miles

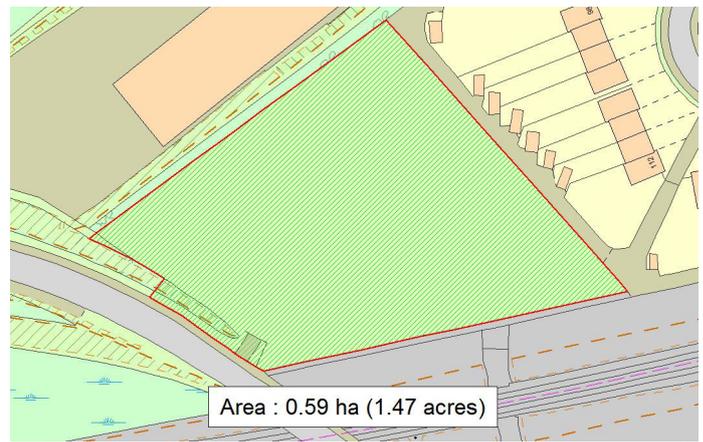
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PROPERTY





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Location

The Property is located on Dover Road, Northfleet, Kent. Northfleet is a town in north Kent and surrounding centres include Gravesend (1.3 miles) and Dartford (7 miles). The A2 is found 2.0 miles south of the Property and provides access to the national motorway network. Ebbsfleet International Station is located 1.8 miles from the Property and provides direct services to London in approximately 20 minutes, as well as international Eurostar services. Gravesend train station is 1 mile from the Property and provides train services to London St Pancras in 24 minutes and London Charing Cross in 1 hour.

Situation

The Property is situated to the southeast of Northfleet and is bounded by commercial property with open storage to the north and west (currently occupied by Travis Perkins), residential property to the east (Beaumont Drive), a railway line to the south and Dover Road to the southwest. Vehicular and pedestrian access are provided from Dover Road.

Dover Road comprises a mixed use road that originates from the centre of Northfleet. There are a number of schools located within a mile of the Property, including Copperfield Academy, St Boltoph's Primary School, Mayfield Grammar School and Northfleet Technology College. Local amenities include Northfleet Urban Country Park, Springhead Recreation Ground, Gravesend Cyclopark and Mid-Kent Golf Club.

Gravesend town centre, the main local service centre, is located 1.3 miles west of the Property and provides a range of shops and local amenities. Further, more extensive shopping opportunities are available at Bluewater Shopping Centre, which is located 5.3 miles to the west of the Property.

Description

The Property comprises an irregular shaped parcel of land extending to 1.47 acres (0.59 hectares). The Property is largely level and a public footpath runs across the Property along the southern boundary, the Property is not located in an area of flood risk.

Planning

The local planning authority is Gravesham District Council who we understand are keen to see the Property developed. We understand that the Property was previously used as a remote playing field for Dover Road Primary School but note that this was over 14 years ago. Therefore the Property has never been developed and its current use is as open land. The Property is not situated in a conservation area nor is it listed.

Following informal enquiries of the Local Authority's Planning website, we have not found any relevant planning history relating to the Property and understand that the vendor has not undertaken any pre-application enquiries. As the Property falls within the urban confines of Gravesend, the broad principle for development is acceptable and is consistent with the aims of sustainable development as set out in the NPPF and adopted Core Strategy. Accordingly, we consider that the site has potential for residential, care or commercial uses STPP.

Tenure

The Property is owned by Kent County Council and the freehold interest is registered at the Land Registry under title number K114587. Vacant possession will be provided on sale completion and we understand the Property is not elected for VAT.

Services

It is recommended that prospective purchasers make the necessary enquiries as to service capacities but we understand all mains services are within close proximity of the Property.

Method of Sale & Further Information

The Property freehold is offered for sale on a private treaty basis. Interested parties can view and access the Property from the Public Highway and Footpath. All inspections should be notified to Savills in advance. Further information is available by email.

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