



NHS
Property
Services

**RESIDENTIAL DEVELOPMENT SITE (SUBJECT TO CONSENTS)
FOR SALE**

0.22 Acres (0.09 Hectares)

FREEHOLD

FORMER GREENHITHE CLINIC, KNOCKHALL CHASE DA9 9EN

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

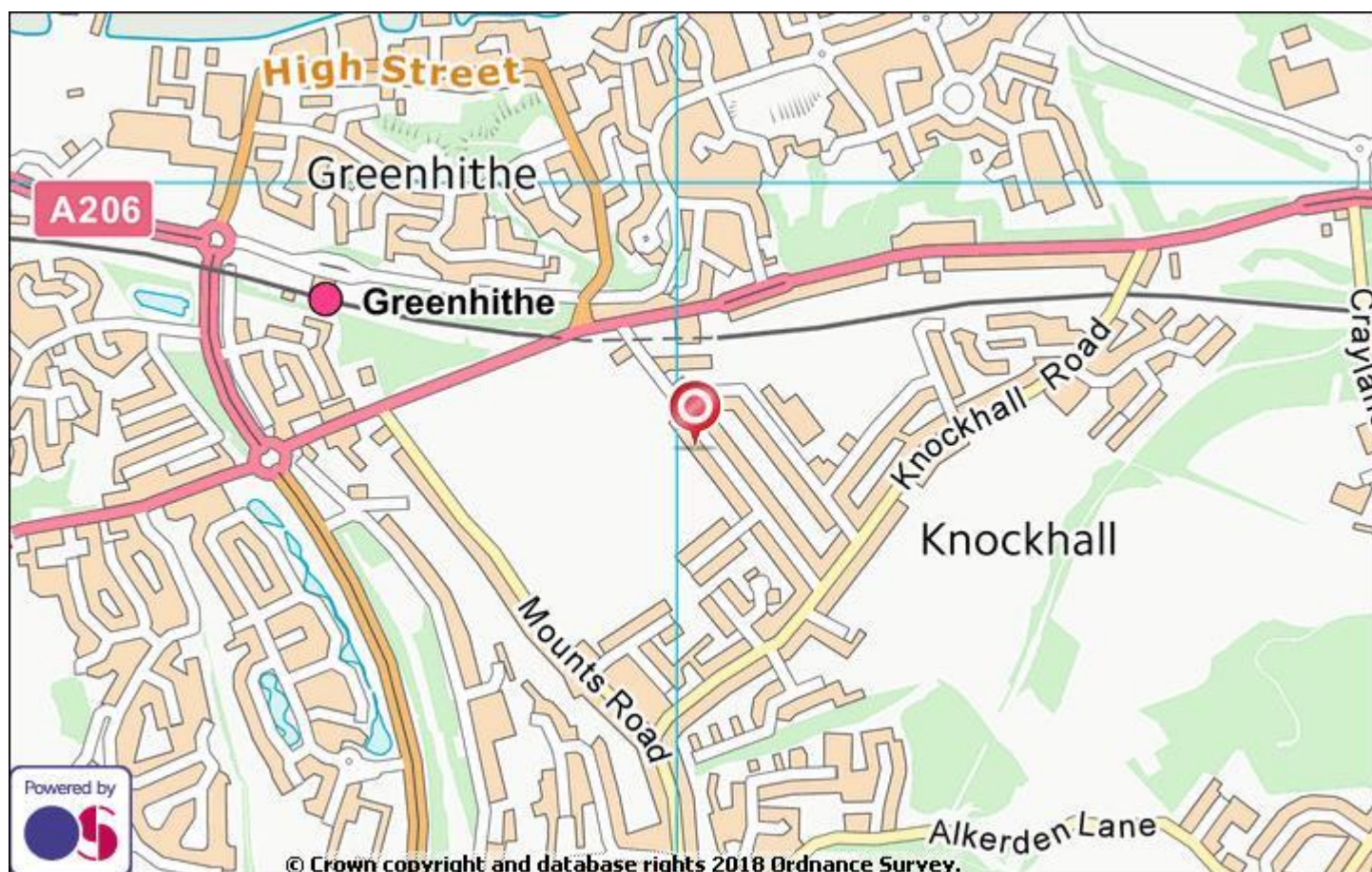


LOCATION:

The site is situated in Knockhall Chase, Greenhithe, which is just to the south of the River Thames and to the north of the A2. The immediate area is in residential use and approximate distances to key locations are as follows:

Greenhithe Station	0.7 miles
Bluewater Shopping Centre	1 mile
A2	1.6 miles
Ebbsfleet International Station	3 miles
QE2 Bridge/Dartford Tunnel	5 miles
M25	7.5 miles

The location therefore enjoys a strategic location amongst an area zoned for growth with excellent communications and amenities close by.



DESCRIPTION:

The site, we understand, has area of approximately 0.09 hectares (0.22 acres). It has an approximate frontage to Knockhall Chase of 47m and depth of approximately 20.9m.

Knockhall Chase comprises a variety of terraced and semi-detached housing within the road and within the immediate vicinity. The junction with Eynsford Road is immediately opposite where Knockhall Primary School can be found.

ACCOMMODATION:

Approximately 0.09 hectares (0.22 acres)

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TERMS:

Offers are invited for the freehold interest either on a conditional or unconditional basis.

PRICE:

OFFERS INVITED

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

We understand that historically outline planning permission was granted for 3 sets of semi-detached houses, but this planning permission has now lapsed. We further understand that our client has submitted an application for a 5-unit (houses) scheme, 2 no 2 bed 2 storey, 2 no 3 bed 2.5 storey and 1 no 3 bed 2 storey. Provisional plans included below.

VIEWING:

Mr Jonathan Creek
01634 265 900
jcreek@harrisons.property

Ref: 08/01/19 / SP / 3068

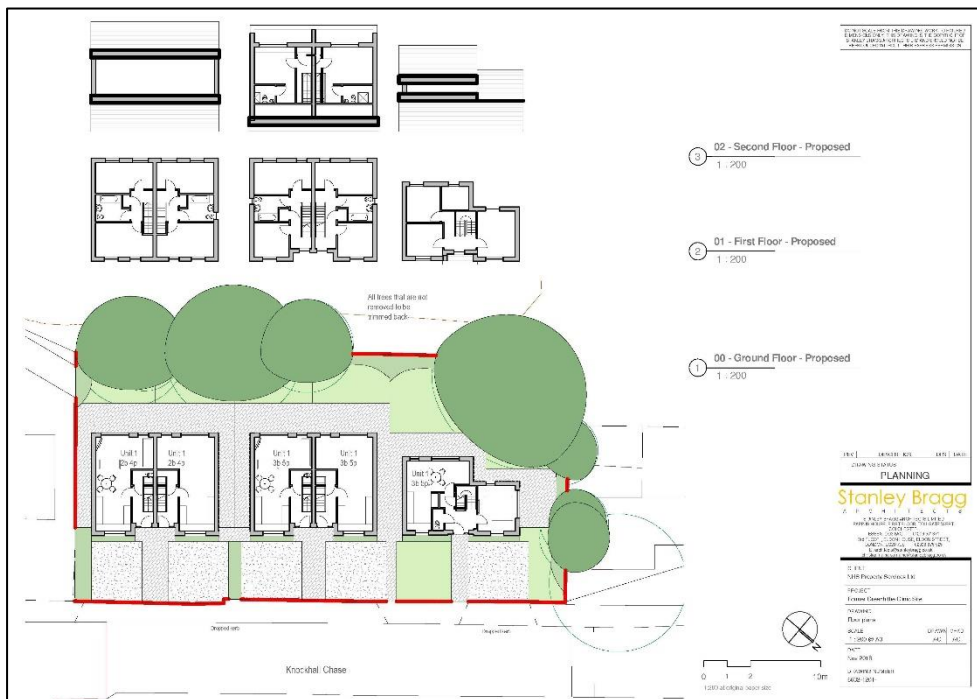
N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.



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- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
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