



107 Rochester Road, Gravesend, Kent, DA12 2HU

Redevelopment Opportunity for a variety of uses, subject to planning

NHS
Property
Services

JIG
Planning and Development

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An opportunity to purchase a site with excellent redevelopment prospects for a variety of uses including, but not limited to, D1 (Non-Residential Institutions) and C3 (Dwelling Houses) subject to obtaining all the necessary consents.

The Site

The total site area is 0.19 hectares (0.47 acres). The site currently contains a former residential dwelling that was converted into a health clinic for the local Primary Care Trust but is now vacant and surplus to the operational requirements of the NHS. The site is accessed directly off the A226 Rochester Road.

Location

The site is located to the south-east of Gravesend town centre within a predominantly residential area accessible to a number of schools including Gravesend Grammar School.

Connections

The site benefits from excellent road connectivity with the A2 accessible within a few minutes drive. Gravesend train station is on the HS1 line where London St Pancras International can be reached within 27 minutes.

Planning

Due to the previous use of the site as a health clinic its existing Use Class is deemed to be D1 (Non-Residential Institutions). The NHS has sought the views of the Council on a pre-application basis for the redevelopment of the site for residential purposes – a copy of which can be provided upon request. However, it is considered that the site could also be suitable for alternative uses subject to planning.

Local Planning Authority

Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

<https://www.gravesham.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 no later than noon on Friday 7 June 2019.



Offers are to be submitted in writing to Iwan Jones via a Bid Proforma - a copy of which can be requested via email iwan@jigpd.co.uk

Viewing

Scheduled viewings will take place on 13/14 May. Please contact the agent direct to arrange a time slot on either of those days.

Contact

Iwan Jones
07818 420857
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 2018. 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.