



Prospective Development Site

CRAYFORD, DARTFORD

Carter Jonas

DEVELOPMENT SITE, CRAYFORD, DARTFORD, DA1

A prospective development site of approximately 43 acres located within close proximity of the Dartford Crossing and suitable for a range of opportunities subject to the necessary planning and permitting consents.

The Property comprises an area of undeveloped virgin land currently formed of trees, low-level vegetation and scrubland.

The Property could offer industrial, logistics, leisure, energy and/or residential development opportunities, subject to the necessary planning permissions and development consents being obtained.

The Property lies adjacent to the Thames Road Industrial Area and the Crayford Industrial Area, home to a range of commercial and logistics occupiers and permitted waste activities.

Geological information shows that the site also contains an estimated 882,000 tonnes of sand and gravel and we are advised no extraction has taken place.

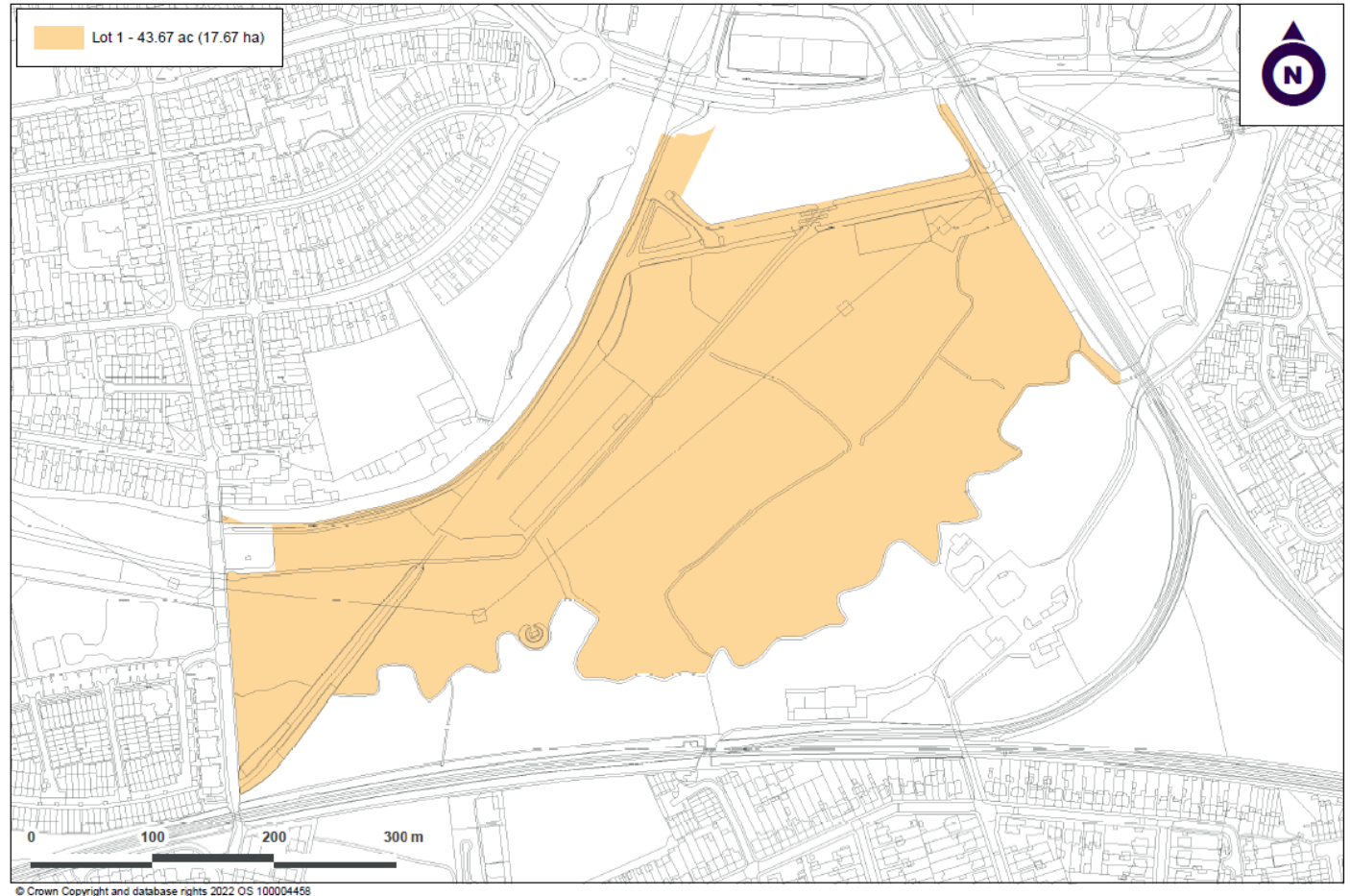
There are two electricity pylons sited within the boundary of the site. An underground electricity cable and gas pipe also pass through the site.

TOWN & COUNTRY PLANNING

The Property does not currently benefit from planning permission for commercial or residential development.

The Property does not currently benefit from planning permission for mineral extraction.

Interested parties are advised to make their own enquiries to satisfy themselves as to the planning and development consents required for any potential development scheme.



TENURE & POSSESSION

The freehold interest is available with vacant possession upon completion.

The vendor would consider a sale with a development overage and/or a mineral reservation to retain all mines and minerals (sand and gravel) if sold for non-mineral purposes.

The freehold is subject to several covenants.

EASEMENT & OTHER RIGHTS

The interest in the property is sold subject to and with the benefit of all public and private rights of way, wayleaves and easements whether or not specifically mentioned.

A wayleave agreement granted to the Central Electricity Board in 1965 permits erection and use of the electricity pylons and ancillary equipment.

SERVICES

To be confirmed. Interested parties are advised to make their own enquiries as to the nature of service on site.

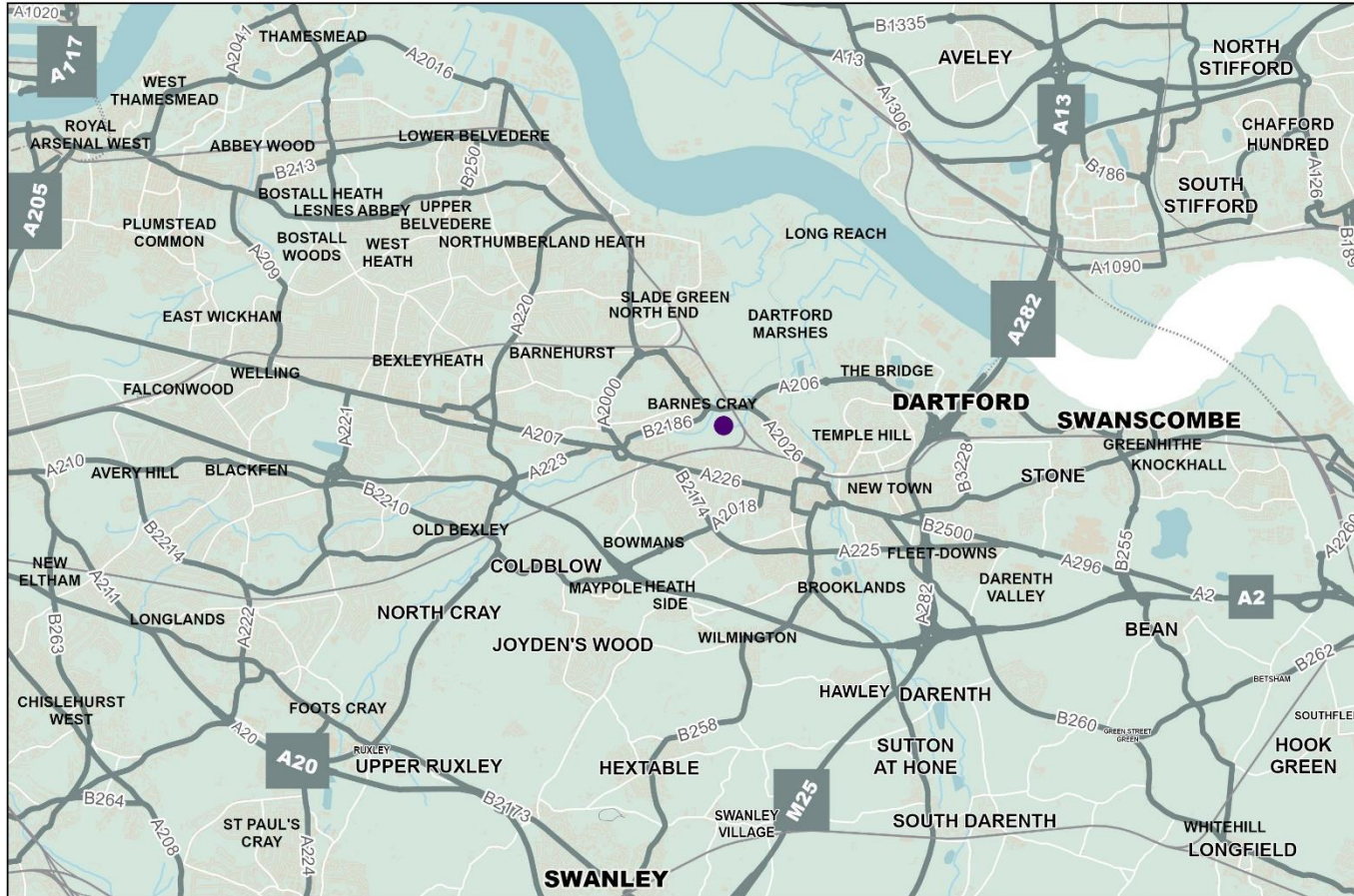
METHOD OF SALE

The property is offered for sale by private treaty.

FURTHER INFORMATION

Additional information is available from the agent upon request.





LOCATION

Located in Crayford, the prospective development site lies approximately 1km north-west of Dartford and 3km north-east of Bexley.

The site benefits from being situated 3km west of the M25 Junction 1a for the Dartford Crossing and 2.5km north of the A2 motorway.

The site is also located 1.5km north west from Dartford train station and town centre and 2km north east from Crayford train station.

Vehicular access to the site is gained to the northern boundary of the Property off Thames Road (A206). Pedestrian access can be gained from Maiden Lane via the A226 Dartford Road.



///trash.bricks.faded

LOCAL AUTHORITY

London Borough of Bexley, Civic Offices,
2 Watling Street, Bexleyheath, DA6 7AT

VIEWINGS

The Property can be viewed via the public footpath accessible from Maiden Lane or alternatively from the A206 Thames Road.

MINERALS & WASTE MANAGEMENT

029 2168 3660
Regus House, Falcon Drive, Cardiff, CF10 4RU

Sam Shaikh
M: 077 9911 0309
T: 029 2060 7588
E: sam.shaikh@carterjonas.co.uk

Alex Heath
M: 073 9326 9407T: 029 2060 6628
E: alexander.heath@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value.

Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



Carter Jonas
Simply better property advice