

CGI



Stuart Road, Gravesend Kent DA11 0BZ

DEVELOPMENT SITE
FOR SALE

PLANNING FOR
115 FLATS

SITE CLEARED
& VACANT



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Development site for sale with planning permission for 115 flats.



Scan the QR code to view the 360° virtual tour

Summary

- Development site for sale with planning permission for 115 flats
- Site is cleared and vacant
- All pre-commencement conditions have been discharged and planning permission implemented
- S.73 application approved ensuring full compliance with Building Safety Act
- 5 minutes' walk to Gravesend Station (high-speed services)
- Provision of 56 parking spaces
- 22 affordable units (flexibility to provide either discounted market rent/sale)
- OIEO £2.5m



The rare opportunity to acquire a prominent riverside development site in Gravesend with planning permission for a full residential scheme.

The Site

An attractive opportunity to acquire a cleared, vacant, 0.6 acre site in Gravesend's busy town centre with full planning permission for the construction of 115 apartments. The approved scheme is of contemporary design and comprises exclusively 1 & 2 bedroom units across a part 5, part 12 storey building. Many of the units will benefit from views of the River Thames and 56 residents' parking spaces are included.

Located just a 5 minute walk from the well-connected Gravesend Train Station, the site is likely to prove of interest to national housebuilders, regional developers and Build To Rent investors.

Planning

Planning permission was granted by Gravesham Borough Council on the 4th December 2020 for the construction of 227 dwellings across two sites (Stuart Road and West Street) and also included the erection of 17 office units and a café. Planning Reference: 20191122.

Consent was later granted by the council to allow for the separation and phasing of the two sites as well as the removal of the basement at lower ground floor level and reduction of 55 parking spaces to 34 to create an additional 9 residential units. Planning Reference: 20230366.

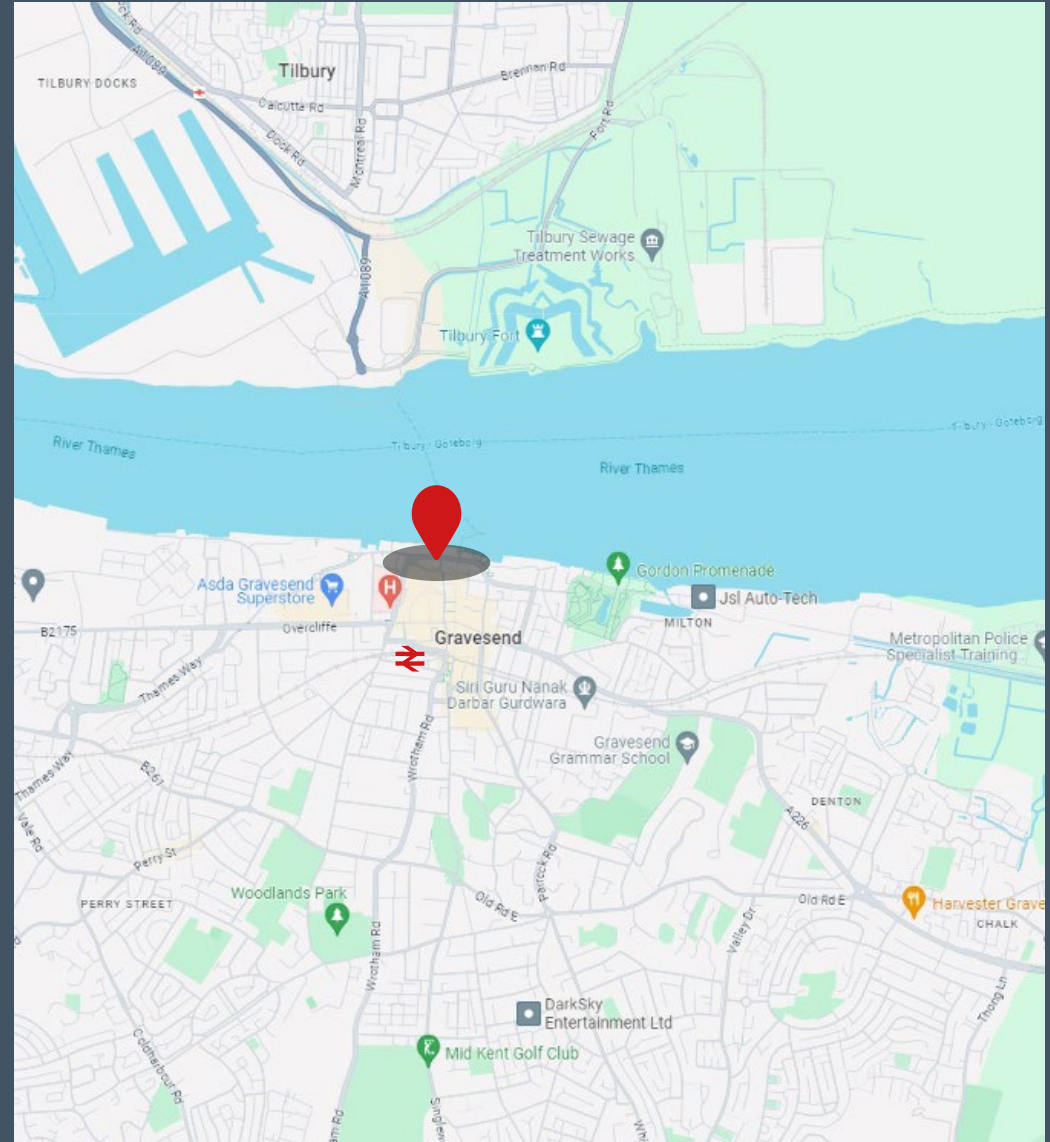
There are 22 one-bedroom discount market sale/rent units assigned under the S106 agreement.



Location

The subject site is situated in Gravesend, a town in northwest Kent, approximately 20 miles from Central London. Located on Stuart Road, local amenities such as the high street with a host of local and national retailers, the historic Market Hall and Gravesend Pier are all within walking distance.

The property is just a five-minute walk from Gravesend Station which is served by a regular service from central London and Kent., Direct High Speed 1 services from Gravesend Railway Station to London St Pancras bring Gravesend closer than any other Kent town to the Capital by rail and with a journey time of 22 minutes, this is faster than areas in Zones 3 to 6 of the London underground system. Additionally, Bluewater Shopping Centre is just 6 miles away and boasts a wide range of shops and activities. Furthermore, the A2 is less than 2 miles to the south and, via connections to the M2 and M25, provides direct routes into deeper Kent, as well as London and the Home Counties.



London St Pancras ⇄ 23 mins	Stratford International ⇄ 16 mins	London Victoria ⇄ 49 mins	Rochester ⇄ 14 mins
Greenhithe (Bluewater) ⇄ 9 mins	Dartford ⇄ 17 mins	Northfleet ⇄ 3 mins	Swanscombe ⇄ 5 mins

Terms

OIEO £2,500,000

Unconditional offers in excess of £2,500,000 are invited for the freehold interest.

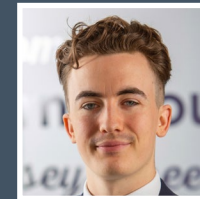
Further Information

Copies of the following documents are available upon request:

- Consented plans
- Planning reports
- Decision notice
- Sales schedule
- Title documents

Please contact Acorn Commercial

The site is currently secured and boarded. Streetside visits are advised.



Adam Miles
Commercial & Development Agent

Tel: 020 8315 5454
Email: commercial@acorngroup.co.uk



Jeff East
Director

Tel: 020 7089 6555
Email: commercial@acorngroup.co.uk



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Bromley Office

9 St Mark's Road,
Bromley,
Kent BR2 9HG

020 8315 5454

London Office

120 Bermondsey Street,
London Bridge,
London SE1 3TX

020 7089 6555

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