

Block 2



**Block 2, Braeburn Heights, St Mary's Road, Greenhithe,
Kent DA9 9AS**

BLOCK OF 23
PRIVATE FLATS

PRODUCING
£464,040 PA

7.3% GROSS
YIELD



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Summary

- 23 private new flats in one new freehold block
- Block only 12 months old
- New build warranty
- 23 designated parking spaces
- Fully let and producing £464,040pa
- Guide price: £6,350,500 F/H
- 7.3% gross yield
- Healthy discount on breakup value
- Stamp duty saving if completion takes place by 1st June 2024





The Development

An exciting investment opportunity to purchase Block 2, Braeburn Heights, comprising 23 new private flats (19 x 2 bed and 4 x 3 bed) in a part 4, part 5 storey brick building. There are 23 designated parking spaces of which 10 spaces are under the building at ground floor. Construction of the block was completed 12 months ago and Acorn's Built to Rent Division fully let the 23 flats to private tenants and are managing the block.

The development is producing a rental income of £464,040pa which based on the guide price of £6,350,000 reflects a 7.3% gross yield. The break up GDV (not factoring in Help to Buy) is c.£7,330,000.

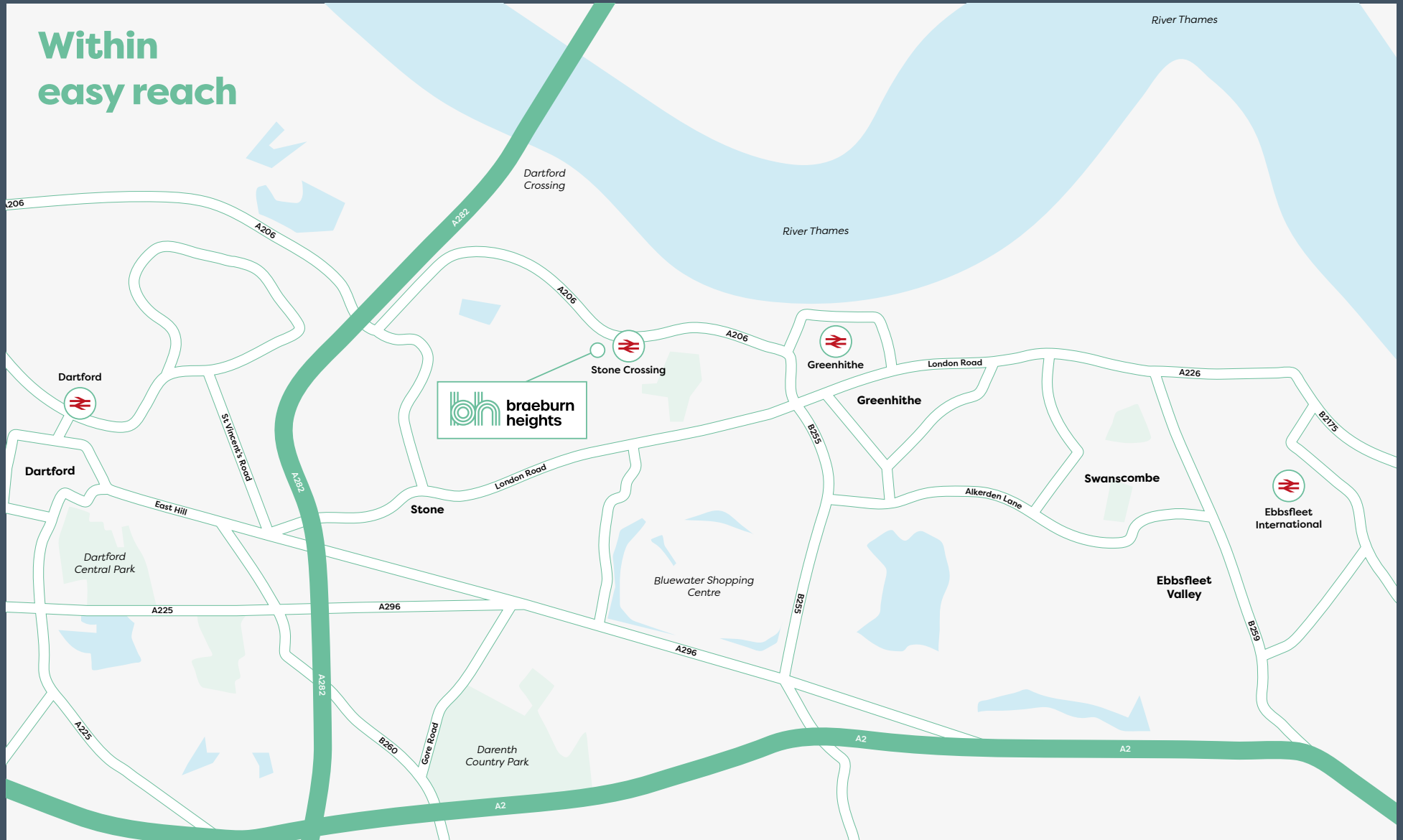
The development is well-located between Bluewater, Ebbsfleet International Station and Dartford with good access onto the M25 and A2.

The overall Braeburn development comprises of 3 blocks of 76 flats with 76 parking spaces and 14 communal visitor/van spaces. Block 1 comprising 24 shared ownership flats has been sold to West Kent Housing under an S106 Agreement. Block 2 (the development to be sold), comprises 23 flats fully let to private tenants. Block 3 comprising 29 flats previously sold by Acorn New Homes to private individual purchasers.

The contractor was www.skillcrown.co.uk. The developer is www.epicho.co.uk.

Flat	Floor	Description	Size (sqm)	Size (sqft)
1	First	3 bed, 2 bath, open plan kitchen/living room with 2 balconies	89	958
2	First	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
3	First	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
4	First	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
5	First	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
6	First	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
7	Second	3 bed, 2 bath, open plan kitchen/living room with 2 balconies	89	958
8	Second	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
9	Second	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
10	Second	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
11	Second	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
12	Second	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
13	Third	3 bed, 2 bath, open plan kitchen/living room with 2 balconies	89	958
14	Third	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
15	Third	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
16	Third	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
17	Third	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
18	Third	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
19	Fourth	2 bed, 1 bath, open plan kitchen/living room with roof terrace	74	797
20	Fourth	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
21	Fourth	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
22	Fourth	2 bed, 1 bath, open plan kitchen/living room with balcony	61	657
23	Fourth	2 bed, 1 bath, open plan kitchen/living room with roof terrace	93	1,001
Total			1,532	16,498

Within
easy reach



[Summary](#)

[The Site](#)

[Location](#)

[Terms](#)

Location

The nearby towns of Dartford and Greenhithe provide various local amenities, from small independent stores and cafés, to well-known brand names and chain restaurants, as well as large supermarkets including Asda and Sainsbury's. Bluewater, just a 5 minute drive away, is one of Europe's most innovative retail and leisure destinations with over 330 stores, 60 cafés, bars and restaurants plus a 17-screen cinema – there's something to keep you entertained whatever the weather.

Situated in Kent, the garden of England, there is no shortage of green spaces to enjoy. Stretch your legs in nearby Worcester Park, or head down to Darenth Country Park for a larger space to explore. Located on the edge of the North Downs, above the Darent Valley, it offers beautiful views of the surrounding countryside, a variety of paved and rural paths (including cycle routes), a play area and a picnic area.



Train (Stone Crossing)

- 2 minutes**
Greenhithe for Bluewater
- 24 minutes**
Woolwich Arsenal
- 43 minutes**
London Bridge
- 49 minutes**
London Waterloo East
- 53 minutes**
London Charing Cross



Train (Ebbsfleet Intl)

- 12 minutes**
Stratford International
- 19 minutes**
Ashford International
- 21 minutes**
London St Pancras Intl
- 45 minutes**
Dover Priory



Car

- 5 minutes**
Bluewater Shopping Centre
- 7 minutes**
Dartford Crossing
- 10 minutes**
Ebbsfleet International
- 13 minutes**
Dartford Town Centre
- 14 minutes**
Lakeside Shopping Centre



Bus (Fastrack)

- 9 minutes**
Bluewater Shopping Centre
- 17 minutes**
Ebbsfleet International
- 25 minutes**
Dartford
- 29 minutes**
Gravesend

Terms

Guide - £6,350,500 for the freehold interest, with the benefit of the income.

Stamp Duty

Multiple Dwelling Relief ends on the 1st June 2024.

If the completion is after 1st June 2024 stamp duty will be calculated on commercial rates which at £6,350,000 is c.£307,000.

If the completion is before 1st June then stamp duty can be calculated based on Multiple Dwellings Relief which at £6,350,000 is c.£220,000

Therefore there is a £87,000 stamp duty saving if completion takes place before 1st June 2024.

Further Information

The following information is available upon request.

- Plans & specification for the development
- Schedule of rents
- Sales values/GDV
- Additional images

Please contact Acorn Commercial

The development can be viewed from the roadside although any internal inspections are strictly by appointment only.



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Summary

The Site

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Planning

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