

FREEHOLD FOR SALE WITH VACANT POSSESSION

GARDENIA HOUSE

19 Pilgrims Court, Farnol Road, Dartford DA1 5LZ



Key Highlights

- Care Home (C2 Use) of approximately 11,151 square foot in Dartford, Kent.
- Quiet residential area, set in approximately 0.222 acres (0.09 ha).
- 0.9 miles to Dartford Train Station and 1.0 miles from Dartford Town Centre.
- Freehold sale with vacant possession.
- Both unconditional and conditional offers invited.
- Seeking offers by 12 noon Thursday 22nd February 2024.

SAVILLS SEVENOAKS DEVELOPMENT
74 High Street, Sevenoaks TN13 1JR

+44 (0) 1732 789 750

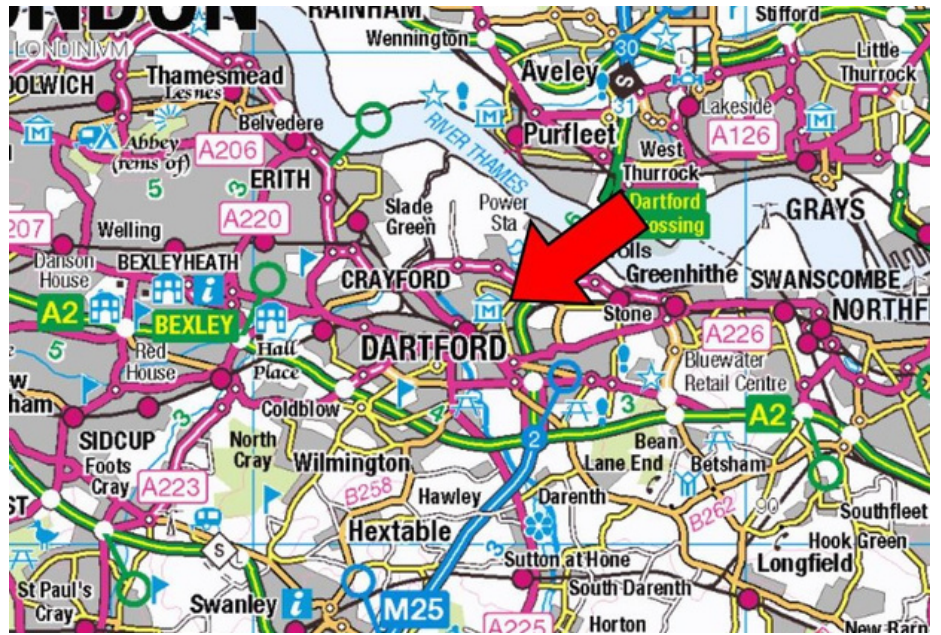
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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i's having dots, set against a yellow rectangular background.

Location

The site lies at the end of Pilgrims Court, to the west of Farnol Road. The Property is situated in Temple Hill a residential suburb of Dartford in Kent. Dartford is the principal town in the Borough of Dartford.

The Property is 1.0 mile from Dartford town centre, which offers a wide range of services and amenities, including various national and local retailers, supermarkets and leisure facilities. The town is well connected to the national road network and is served by two M25 motorway junctions (Junctions 1 and 2). The A2 passes to the south of the town and provides a link with central London to the west and Canterbury to the east. The Property is 0.9 miles to the north east of Dartford railway station, which is served by Southeastern and Thameslink services to London, Luton and Bedford, Rochester and Gillingham.

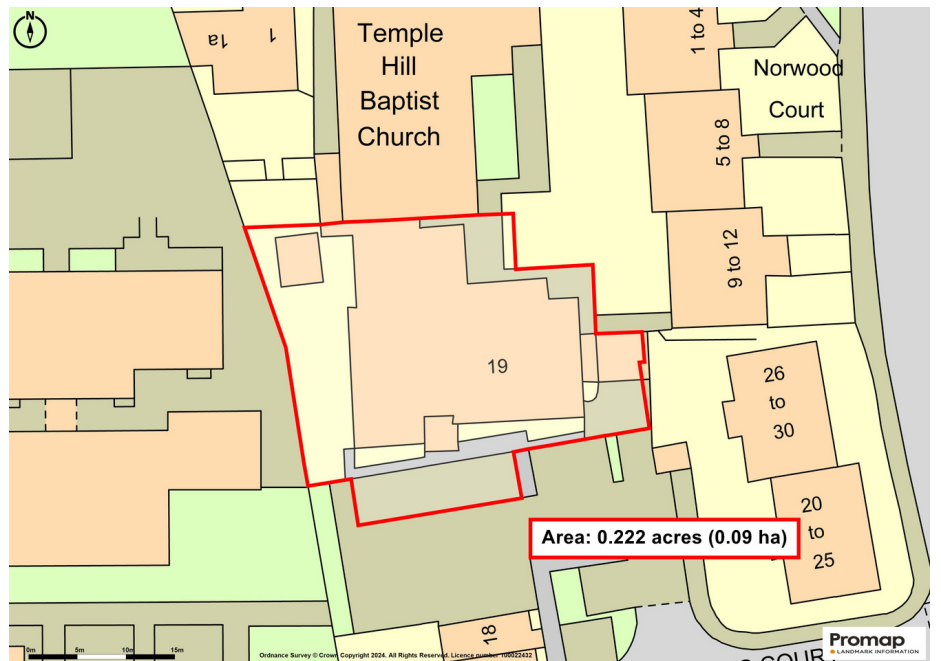


Site Description

The Property comprises a three-storey building, forming a vacant 24-bedroom care home (use class C2) extending to approximately 11,151 square feet (1,037 square metres). The site extends to approximately 0.222 acres (0.09 ha).

The ground floor is arranged to provide a large kitchen, residents lounge, various offices, a utility room, storerooms, 6 bedrooms, a bathroom and WC. The first floor has a further residents lounge, 10 bedrooms, a boiler room, bathroom, WC and storerooms. The second floor has 9 bedrooms, two bathrooms, a WC and various storerooms. Each bedroom benefits from either a WC and sink or WC and shower. There is stair and lift access to all floors.

Externally there is a garden to the west of the Property, 7 private parking spaces to the south and a carport (for 2 cars) and small patio to the east. To the north of the Property is the Temple Hill Baptist Church, which is currently connected to the Property via a link building.



Indicative Site Plan only

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Planning

The site lies within the administrative jurisdiction of Dartford Borough Council. The Property is not listed nor situated within a Conservation Area. The Property is also not subject to any other specific planning policy designations.

Legal

The site is owned freehold under the registered title number K714407 and part of K403111.

The Property is subject to a restrictive covenant (contained in the First 1992 Transfer), that it will only be used for the purpose of providing accommodation for elderly persons or other persons in necessitous circumstances.

The purchaser should consider the Title information contained within the information pack and take advice from a legal professional.

Services

We have been advised that mains water, electricity, gas and drainage are available. These have not been tested by the agent. It is recommended that the purchasers and their advisors make the necessary enquiries for verification.

VAT

We are advised that the Property is not elected for VAT.

Viewings

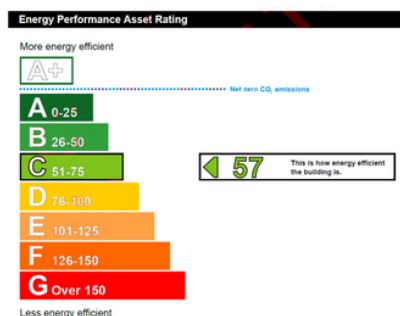
External site viewings can be undertaken from the roadside. If you wish to arrange an internal viewing, please contact Imogen Elliott or Chloe Sheppard to arrange.

Data Room

Further information is available on the Savills Data Room at https://sites.savills.com/Gardenia_House

EPC

The building benefits from an EPC rating of C (57).



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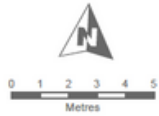
Gardenia House Ground Floor



KEY //

- Residential Room
- In Room WC
- Communal Lounge
- Communal Access
- Communal WC
- Communal Bath
- Store
- Utility Cupboard
- Staff Area
- Lift
- Church Access Link

CLIENT :	The Riverside Group
ADDRESS :	Gardenia House Pilgrims Court Dartford
POSTCODE :	DA1 5LZ
GRID REF EAST :	555200
GRID REF NRTH :	174983
DATE :	21st November 2023
SCALE :	1:150 @A4
VERSION :	1.0



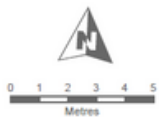
Gardenia House First Floor



KEY //

- Residential Room
- In Room WC
- Communal Lounge
- Communal Access
- Communal WC
- Communal Bath
- Store
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- Staff Area
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Gardenia House Second Floor

KEY //

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Offers

Unconditional or subject to planning written offers are sought via informal tender for the freehold by **12 noon on 22nd February 2024**.

Please note that the Vendor will not be obligated to accept the highest or any other offer. In order that we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Details of your proposal for the site;
- Confirmation of any conditions attached to the offer and the anticipated timescales for satisfying the conditions;
- Details of any further information required or investigations to be carried out prior to exchange including anticipated timescales for carrying out the proposed works;
- Specify any assumptions made in relation to anticipated abnormal costs;
- Confirmation of your anticipated timescales for exchange and completion of contracts;
- Provide details of how you propose to fund the purchase as well as confirmation that your bid has received board approval or equivalent, and if not, the process and anticipated timescales required to obtain such approval;
- Specify your proposed exchange deposit and confirm that this will be non-refundable;
- Provide any other information that you feel should be taken into consideration in the assessment of your bid; for example, any recent experience of delivering schemes of this nature in the vicinity or in dealing with Dartford

Contact

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