



RPRS

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FOR SALE

INVITING OFFERS

Development Opportunity (STP) – Substantial former hospital block & site

ADDRESS

M Block, Gravesend & North Kent Hospital, Stuart Road, Gravesend, Kent, DA11 0BY

SIZE

5,070 m² (54,573 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Development opportunity (STP)
- + Five storey derelict building plus two roof level structures
- + Former NHS maternity unit for Gravesend Hospital (closed 2006)
- + Town centre location
- + Estimated site area – 0.97 acres / 0.39 hectares
- + Lapsed planning for 115 residential apartments
- + Nearby River Thames
- + Easy access to local road and rail network
- + Conditional and unconditional offers considered
- + Freehold

OVERVIEW

M Block is a derelict former hospital block located centrally in Gravesend, Kent. The plot currently comprises M block and associated site only.

The block is situated within an approximately 0.97 acre plot of land which is located on the edge of the town centre. The site is near Gravesend train station the River Thames.

The recently lapsed planning application on the site provisionally provides permission for the development of the current building (M Block) with the addition of two further storeys on its roof space, as well as the development of an additional 11 storey attached residential tower (M Block Tower) and the further development of a part three storey/part 6 storey L shaped residential building (L Block). Overall, the scheme would have provided 115 residential units.

The plot is being sold without the benefit of planning permission and both conditional and unconditional offers will be considered.

We are advised this is a key strategic regeneration site for Gravesham Borough Council and they are eager to see the site developed, subject to planning.

Finance may be available to interested parties.

LOCATION

Gravesend is a Thames-side town within the Borough of Gravesham, Kent, benefiting from strong transport connectivity and ongoing regeneration.

The property is situated on the edge of the town centre, which provides a comprehensive retail and leisure offering, with further amenity at nearby Bluewater Shopping Centre. Ongoing public and private sector investment, including riverside regeneration initiatives and town centre improvements, continues to enhance the residential and commercial appeal of the area.

Gravesend train station is 2 minute walk from the site and offers direct High Speed services to London St Pancras International in approximately 25 minutes, alongside regular services to London Bridge, Cannon Street and Charing Cross, making it highly attractive to commuters.

The A2 and M2 provide efficient road access to the M25, Dartford Crossing and wider South East motorway network.

Gravesend's Thames frontage, heritage assets and established residential neighbourhoods create strong underlying demand for new housing, particularly apartments and family homes targeted at London facing buyers and the growing local workforce.

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ACCOMMODATION

TOTAL 5,070 m² 54,573 ft²

Approx. gross internal floor area

This size has been taken from the planning statement for application 20190504. RPRS has not measured the building and purchasers must satisfy themselves of the size.

SERVICES

We understand the property has mains gas, electricity, water and drainage. None of the supplies have been tested and interested parties should make their own investigations.

PLANNING

There is lapsed planning for 115 residential apartments under planning references 20190504, 20220915 & 20220487. The lapsed planning applications sought for the conversion of existing building and construction of new buildings.

Significant work has previously been undertaken to this site in terms of planning applications and purchasers are encouraged to review the planning portal.

We are advised this is a key strategic regeneration site for Gravesham Borough Council and they are eager to see the site developed, subject to planning.

Interested parties should make their own enquiries to satisfy themselves through Gravesham Borough Council.

TENURE

Freehold - TT78790

GUIDE PRICE

Inviting offers. Conditional (subject to planning) and unconditional offers considered.

We understand VAT is applicable to the purchase price. Interested parties to make their own investigations.

Finance may be available to interested parties.

VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk

NOTE

As this is an insolvency related sale, we have limited information available. Interested parties should make their own investigations on all matters.



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Energy Performance Certificate (EPC)
Full details available upon request.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: February 2026