



HARDY'S CORNER

GRAVESEND

Prominent 2.2 acre Freehold
development opportunity



EXECUTIVE SUMMARY

Bray Fox Smith Living are delighted to offer this substantial development opportunity in Northfleet

- The site lies in an established residential location and benefits from views over Northfleet Urban Country Park;
- Extending to approximately 0.98 ha (2.2 acres) the site comprises a former petrol station, MOT Centre and car showroom;
- Excellent connectivity to London and the South East via the UK motorway network and Ebsfleet international;
- Planning permission was granted in August 2023 on part of the site fronting Vale Road for a new three storey building comprising 14 apartments;
- A pre-application meeting with the council has been held to discuss a wider masterplan for the site comprising 95 high quality residential dwellings alongside allocated parking;
- Undoubted redevelopment for both residential and commercial uses, subject to obtaining the necessary planning consents;
- Strong underlying demand from investors and owner occupiers, attracted to the strong rental and capital growth associated with the regeneration of Northfleet;
- Unconditional offers are sought for the freehold interest.



BLUEWATER SHOPPING CENTRE

THE CITY

DARTFORD CROSSING

RIVER THAMES

EBBSFLEET INTERNATIONAL

SAWYER'S LAKE

NORTHFLEET URBAN COUNTRY PARK



LOCATION

The site is located in Northfleet which is in the Borough of Gravesham, in the county of Kent on the southern bank of the River Thames.

The Borough of Gravesham is situated on the south bank of the River Thames about 20 miles east of Central London.

The property is located in a prominent position at the junction of Vale Road and Dover Road approximately 1 mile west of Gravesend town centre. The site's microlocation sits within the Thames Gateway, characterised by established terraced housing, being part of an area of national regeneration importance. Gravesham Borough's Local Plan 2nd Review sees this as 'a major growth area with the ability to accommodate

significant levels of housing and employment development'.

The site's southern boundary lies adjacent to the 26 acre Northfleet Urban Country Park providing ample green spaces for residents to enjoy.

The potential for future capital and rental appreciation will appeal to both owner occupiers and investors as Northfleet has become an increasingly popular destination due to its excellent transport links, strong local economy and proximity to central London.



Gravesend Town Centre



St George's Churchyard



Riverside Leisure Area



Bluewater Shopping Centre



Gravesend High Street

CONNECTIVITY

Road

The A2 lies 1 mile north of the site provides direct access to the UK motorway network and the wider south east.

M25 Junction 2	5.5 miles west
M2 Junction 1	5.5 miles east
M20 Junction 3	11 miles south



Ebsfleet International Train Station

Rail

The site is well served by the UK rail network with Northfleet station situated 1 mile north and providing regular train services to London Charing Cross, St Pancras and Gravesend. Ebsfleet International also lies approximately 1.4 miles west of the site and provides high speed services to London St Pancras International and the south east.

St Pancras International	18 minutes
Ramsgate	1 hour 1 minute
Charing Cross	59 minutes

Bus

The site is served by the 307 bus which runs along Dover Road. This provides ease of access to Gravesend Town Centre and Bluewater Shopping Centre. The local 'Fasttrack' Bus Service is only a 5 minute walk for the site which provides fast access to Dartford, Bluewater, Ebsfleet International Station and Gravesend Town Centre.



THE SITE

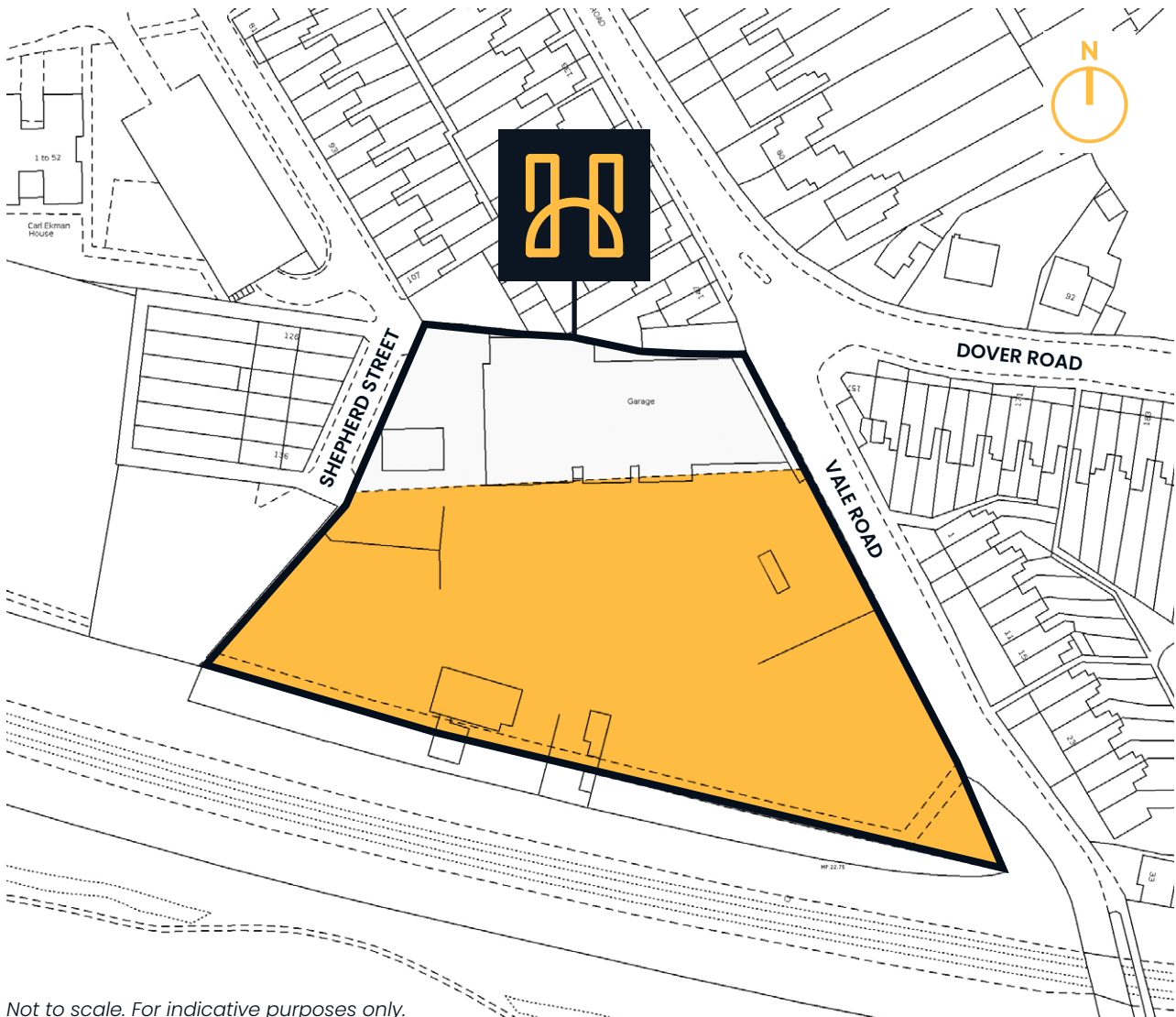
This substantial site extends to approximately 2.2 acres (0.97 hectares) and comprises a former petrol station, MOT centre and car showroom.

The site is predominantly vacant and cleared except for the office and warehouse building which are positioned on the northern boundary. Access to the site is from Vale Road.

A communication mast is situated on the site but the tenants will remove the mast at their own cost within six months of

planning permission being obtained on the site.

Bray Fox Smith Living believe that this site offers undoubted redevelopment possibilities for either a commercial scheme or a substantial residential development subject to obtaining the necessary planning permission.



Not to scale. For indicative purposes only.

CONSENTED SCHEME

Planning consent (DC/17/04945/FULL) was obtained at appeal on the 7th August 2023 for the “erection of a three-storey building with rooms in the roof space to provide 14 x two-bedroom, self-contained flats with associated access, car parking, cycle parking, refuse stores and amenity space”.

All 14 apartments are private tenure with the majority benefitting from amenity space in the form of balconies or private garden space at ground floor. The site will also provide ample green shared amenity spaces in addition to a new play area for the residents.

Every apartment benefits from an allocated parking space in addition to 4 visitor spaces (18 in total) and 20 cycle spaces.

Unit	Area (sq ft)
1	671
2	954
3	724
4	933
5	724
6	933
7	1,006
8	752
9	759
10	815
11	761
12	815
13	761
14	960

PROPOSED MASTERPLAN

A comprehensive masterplan has been designed by Starc Architects to demonstrate the site’s development potential, which is sympathetic to the local building heights and recognises the potential to enhance the local area.

The indicative scheme has been arranged across five residential blocks to provide 87 apartments in addition to eight terraced houses, all of the units benefit from allocated parking.

The ground floor on block E could provide approximately 3,660 sq ft of commercial accommodation, which will provide employment use on the site although under the current Local Plan we believe that this could potentially be used to provide further residential accommodation.

Extensive open green spaces are provided to help create a vibrant local community where residents can live, work and play whilst the extensive amenities of Gravesend High Street and Bluewater Shopping centre are only a short distance away.

Since the design of the initial masterplan, the Vendors have secured planning consent for a residential scheme on the portion of the site that fronts onto Vale Road. We believe that this scheme presents an opportunity for intensify the current masterplan through the provision of additional height under considered design.

Please note that these plans are to illustrate the development potential of the site and prospective purchasers are encouraged to undertake their own due diligence in supporting their development solutions. A copy of the pre-application documentation is included within the data room.



Residential block	Unit no.
Terraced houses	8
A	12
B	15
C	22
D	22
E	16
Total	95

Type	No.	% Mix
3 Bed house	4	4.2%
4 Bed house	4	4.2%
1 Bed apartment	30	31.6%
2 Bed apartment	52	54.7%
3 Bed apartment	5	5.3%
Total	95	100%

FURTHER INFORMATION

Tenure & Tenancies

The site is held under the Freehold Title K157361.

Method of Sale

Unconditional offers are sought for the freehold interest by way of informal tender. Subject to contract only.

Developers are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for the transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

Viewings

All viewings are strictly by appointment only through the retained marketing Bray Fox Smith Living. Please contact a member of the marketing team for site access.

Grant Beasley

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Will Agnew

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07917 673 233

VAT

The property is not elected for VAT.

Data Room

An information pack has been compiled to assist parties in formulating their offers. The pack contains the following details

- Legal documents
- Technical documents
- Planning documents

Please visit the following to gain access and view these documents:

2valeroadopportunity.co.uk



Disclaimer. The agents give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. January 2024.