



3 Old Road  
Chatham  
Kent ME4 6BJ



## Freehold Development Opportunity

- Planning Permission has been granted for the demolition of the existing building and construction of a part 2 part 4 storey residential block comprising 2 x two bedroom and 2 x one bedroom apartments.
- Site measuring 0.026 acres
- Unit 1 (2-bedroom apartment) measuring 80m<sup>2</sup>/861ft<sup>2</sup>
- Unit 2 (2-bedroom apartment) measuring 80m<sup>2</sup>/861ft<sup>2</sup>
- Unit 3 (1-bedroom apartment) measuring 55m<sup>2</sup>/592ft<sup>2</sup>
- Unit 4 (1-bedroom apartment) measuring 55m<sup>2</sup>/592ft<sup>2</sup>
- 0.3 Miles from Chatham Station and 47 minute train to London Victoria Station
- Located in the borough of Medway in Kent
- Low CIL
- Freehold
- Vacant possession upon completion
- Offers in excess of £250,000

### Description

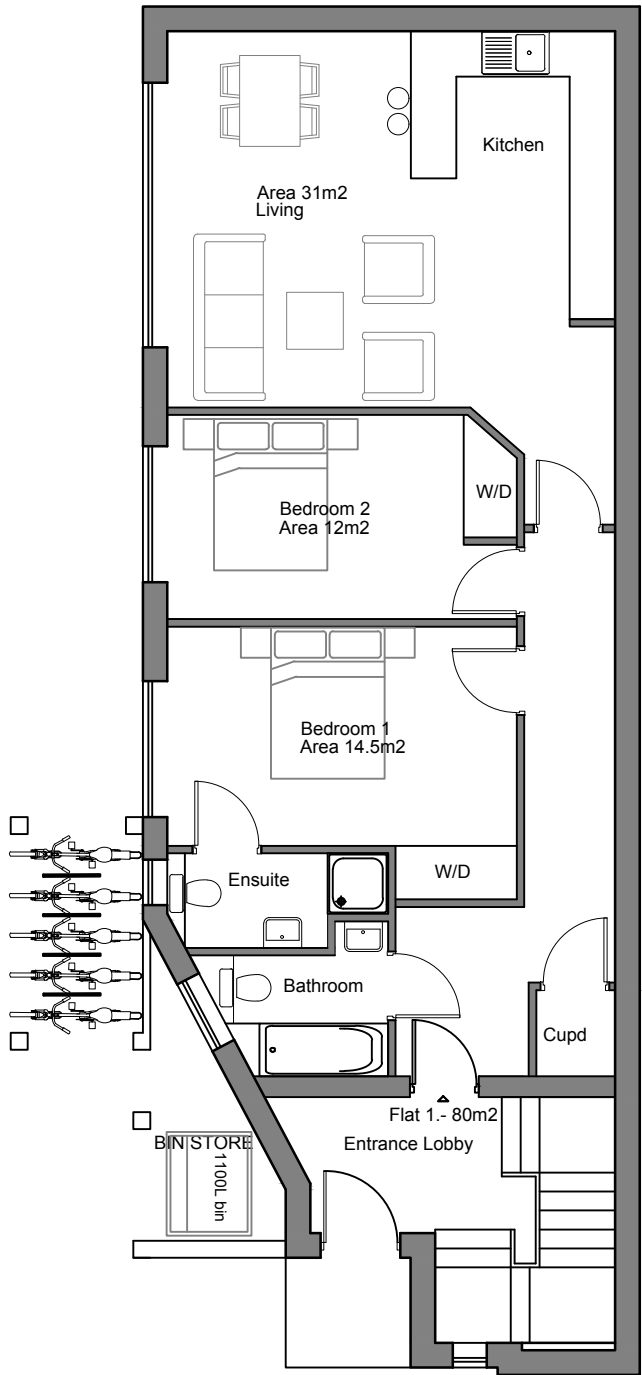
The site is located in Borough of Medway and provides a total GIA of 270m<sup>2</sup>/2,906ft<sup>2</sup>. The site lies 0.3 miles East of Chatham Station, which provides a 47-minute direct link to London Victoria Station. The property has planning permission for the demolition of the existing building and the erection of 2 x two bedroom and 2 x one bedroom apartments across a part two part four storey residential block.

### Location

The site is located within the Borough of Medway 0.3 Miles East of Chatham Station. With local amenities like McDonalds, Costa & Papa Johns Pizza just around the corner it sits within walking distance from a number of restaurant's and pubs. The local area also offers an Anytime Fitness and various department stores like Argos and TK Maxx.

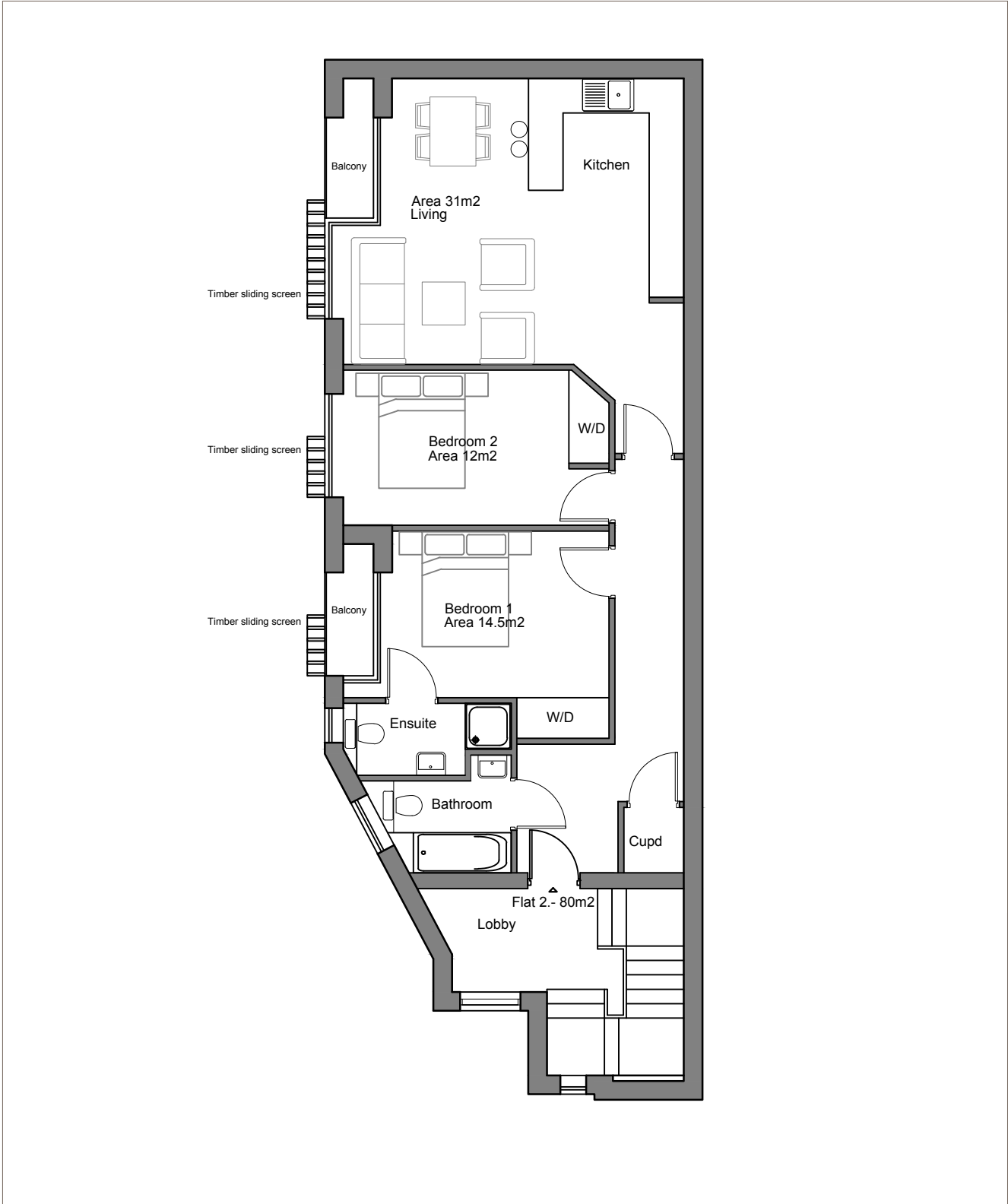
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Proposed Ground Floorplan



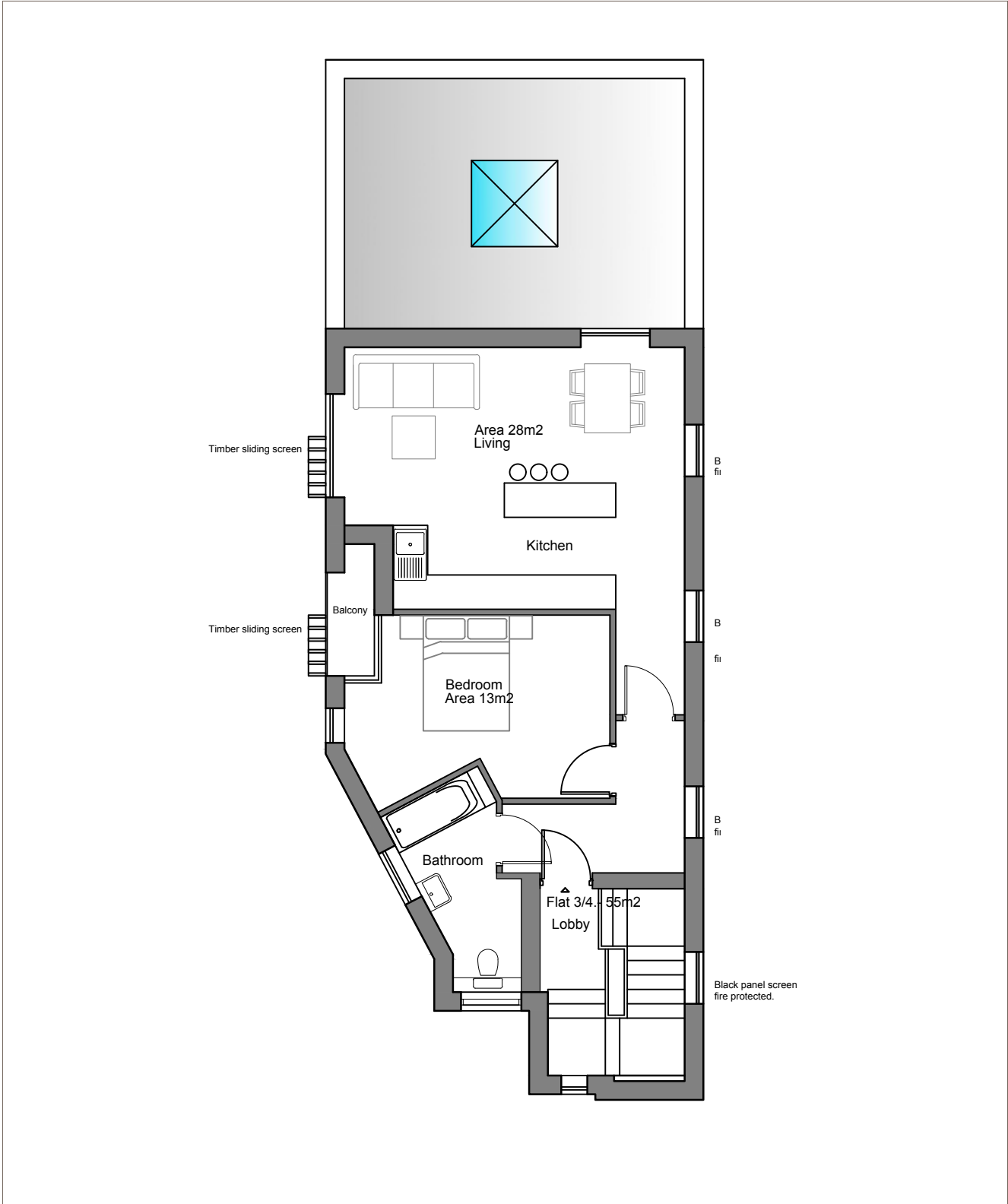
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Proposed First Floorplan



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Proposed Second & Third Floorplan



# 3 Old Road

## Chatham

### Kent ME4 6BJ

#### Proposed Schedule

Unit	Type	Beds	GIA (m²)	GIA (ft²)
1	Flat	2 bed	80	861
2	Flat	2 bed	80	861
3	Flat	1 bed	55	592
4	Flat	1 bed	55	592
Total GIA			270	2,906

#### Proposed Elevations



#### Site Location



Sam Murphy  
01992 660204 [Email Sam](#)

Kishan Popat  
01992 660204 [Email Kishan](#)

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

+44 (0)1992 660204

[highfield-investments.co.uk](https://highfield-investments.co.uk)

# 3 Old Road Chatham Kent ME4 6BJ

## Transport

The site sits in the town centre and benefits from very close proximity to Chatham Station which is a two minute walk.

## Planning Permission

For planning documentation please [click here](#).

## Financial Contributions

The property is liable for a CIL charge payment of approximately £20,000

## Additional Information

Other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

## Access

The site can initially be viewed from the roadside. Furthermore, internal access can also be arranged through a member of the Highfield Investments team.

## VAT

We have been advised that VAT is not applicable.

## Tenure

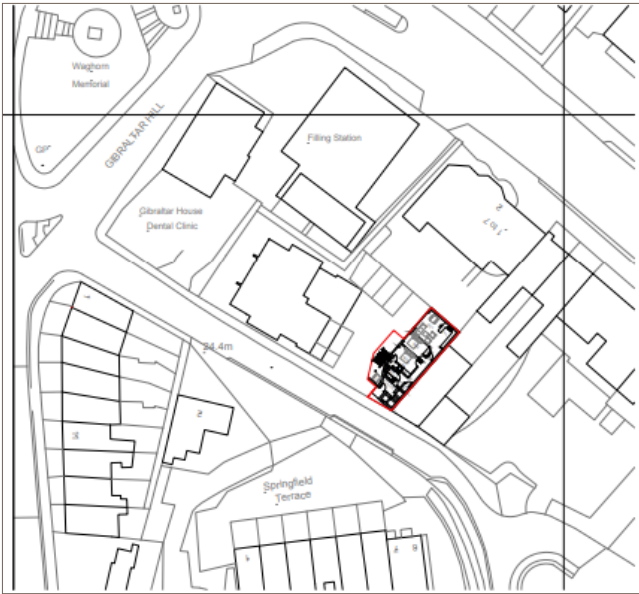
Freehold.

## Terms

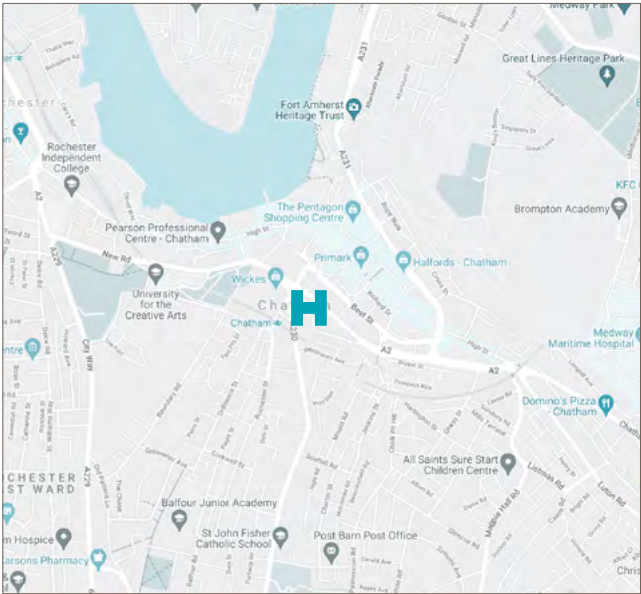
Highfield Investments are inviting offers in excess of £250,000 for the freehold interest.

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## Site Plan



## Area Map



[highfield-investments.co.uk](http://highfield-investments.co.uk)

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