

FOR SALE

CBRE

Land at Crabble Hill, Dover

Crabble Hill, Dover, CT17 0RZ

Consented Development Opportunity



CBRE are delighted to bring to the market opportunity to acquire a quality development site, situated in the historic town of Dover, Kent.

Development Highlights

- Prominent location fronting Crabble Hill (A256);
- Close proximity to public transport and arterial networks.;
- Site extending to 0.14 acres (0.056 hectares);
- Outline Planning permission granted in April 2023 for a change of use for the erection of a four-storey building incorporating 11 flats and ground floor retail unit with associated car parking;
- Current use class: Sui Generis (SG);
- Google Street View Link;
- For sale Freehold with Vacant Possession (title number K119272);
- Unconditional and Subject to Planning offers invited.



Location

Dover is a historic town and major ferry port in southeastern England, known for its iconic white cliffs and rich maritime history. Its strategic coastal location has made it a significant gateway for trade through the English Channel to the continent. The town is also a popular tourist destination, attracting visitors to its historic sites, including Dover Castle, Roman Painted House, and the South Foreland Lighthouse.

The town lies 75 miles southeast of London and 63 miles east of Royal Tunbridge Wells. The town is well connected to the wider south-east region and beyond. Railway services offer journeys to London in 1hr 23min.

As of 2021 census, Dover had a population of 116,400 people with 62.3% of the population in employment.

Situation

The site is located on the north-western edge of Dover, lying within the modern parish of Buckland, Kent immediately south of the A256 (Crabble Hill). The site area is brown field, and formerly operated as a petrol filling station (now decommissioned).

North and northwest of the site, beyond the A256 is largely residential in nature, characterised by terraced town housing. To the south and southeast are low density commercial premises and the South-eastern mainline.

The property lies 1-mile from Buckland Hospital, 1.1-miles from Kernsey train station, and approximately 1.5-miles from the town centre which offers all local retail and leisure amenity.

Site

The subject site extends to 0.14 acres (0.056 hectares), is broadly triangular in shape, and largely level throughout.

Access is afforded from the north of the site, via the A256.

- There are no Tree Preservation Orders at the site;
- There are no listed buildings on the site;
- Outside of Conservation/ AONB designations;
- The site is designated as being of very low risk of flooding.



Proposals

Scheme Key Features

The consented outline [planning permission](#) allows for the erection of a four-storey apartment block incorporating 11 apartments and ground floor retail unit with associated car parking (appearance and landscaping reserved).

The scheme will deliver 11 apartments ranging from 53 sqm (570 sq ft) 1 beds to 102 sqm (1,097 sq ft) 2 beds. The ground floor retail unit has an area of 336 sqm (3,575 sq ft) the scheme further accommodates 21 car parking spaces.

The unit mix consists of:

- 6 No. 1 bed apartments;
- 5 No. 2 bed apartments;
- 1 No. Ground Floor Retail unit.

The layout of the proposal has been designed to tie into the surrounding residential area forming appropriate ancillary external space including sufficient parking to meet modern living standards.

Market Dynamic

Kent residential data:

The average property price in Kent county is £393k, the median price is £336k. The average price increased by £7.4k (2%) over the last twelve months. The price of an established property is £392k.

The price of a newly built property is £466k Most properties were sold in the £300k-£400k price range with 4871 (26.7%) properties sold, followed by £250k-£300k price range with 2807 (15.4%) properties sold.

Dover residential data:

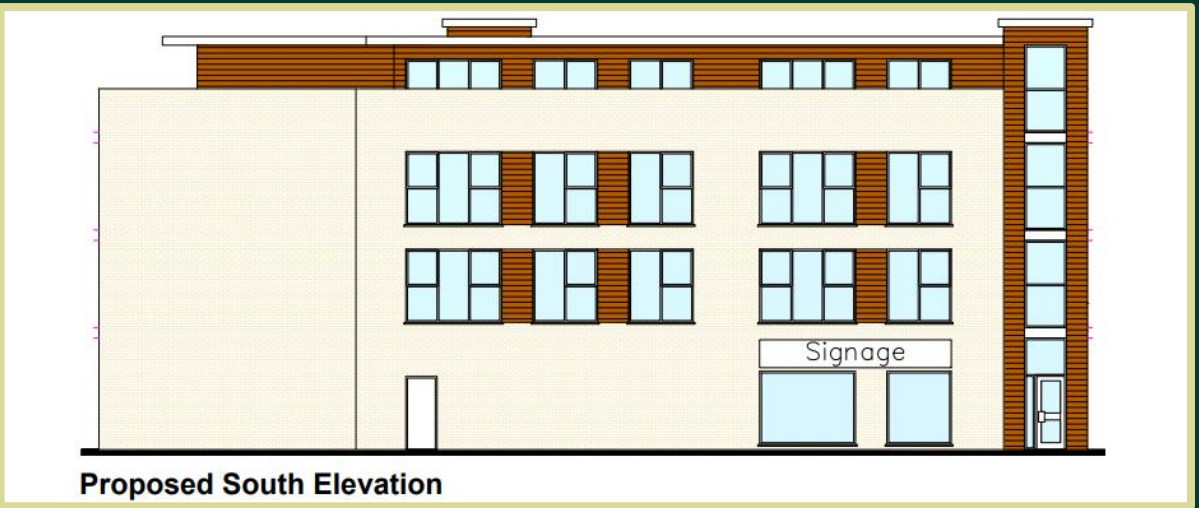
There are an estimated 55,439 residential properties in the Dover District, most of which are owner-occupied or privately rented (86.4% or 47,876 homes).

According to council tax records, the highest proportion of these properties are Terraced (17,300 homes or 32.2%). Over a quarter of properties (26.5% or 14,250 homes) were built before 1900.

Long-term vacant homes (6+ months) equate to approximately 1.3% of the estimated dwelling stock. About 2.3% of residential properties in the district are second homes.

The average property price is £325k, compared to Kent’s £393k and the South East’s £435,976. Since 2001, the average property price in the district has increased by +233.8% (from £97,584 in 2001).

Proposed Elevations



Pertinent Information

- Offers are invited on the Freehold site;
- All enquires are to be addressed directly to the CBRE team;
- Under no circumstances are any enquires to be raised to our client, directly without prior written agreement of CBRE;
- Please note that no visits are permitted unless arranged via CBRE;
- The Vendor is not obliged to accept the highest offer, or any offer;
- CBRE will confirm further process details in writing to interested parties.

Additional Information

Services

We have not carried out any investigations and are unable to confirm service presence or whereabouts.

Business Rates

For business rating information please visit the Valuation Office Agency website: www.voa.gov.uk

VAT

The site is not elected for VAT.

Legal Costs

Each party is to bear their own legal costs associated with the transaction.

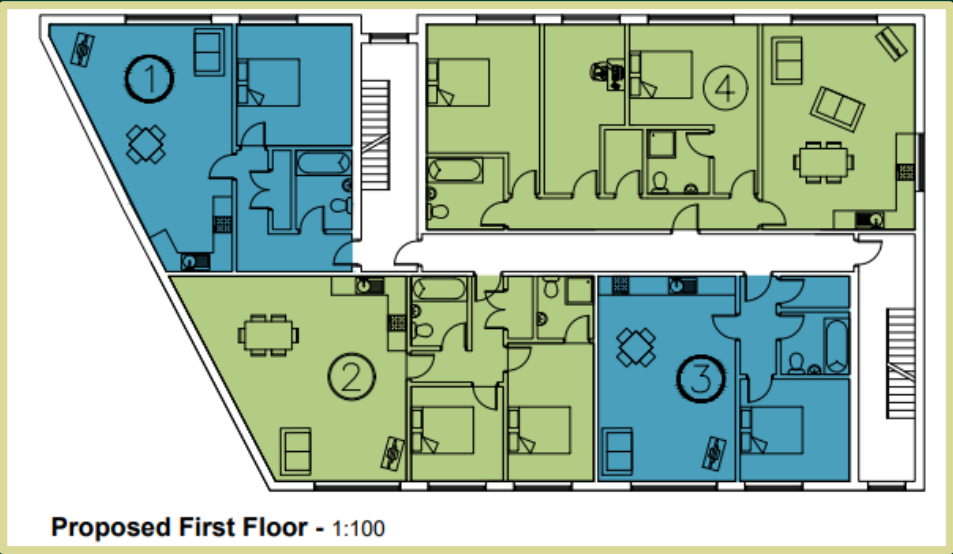
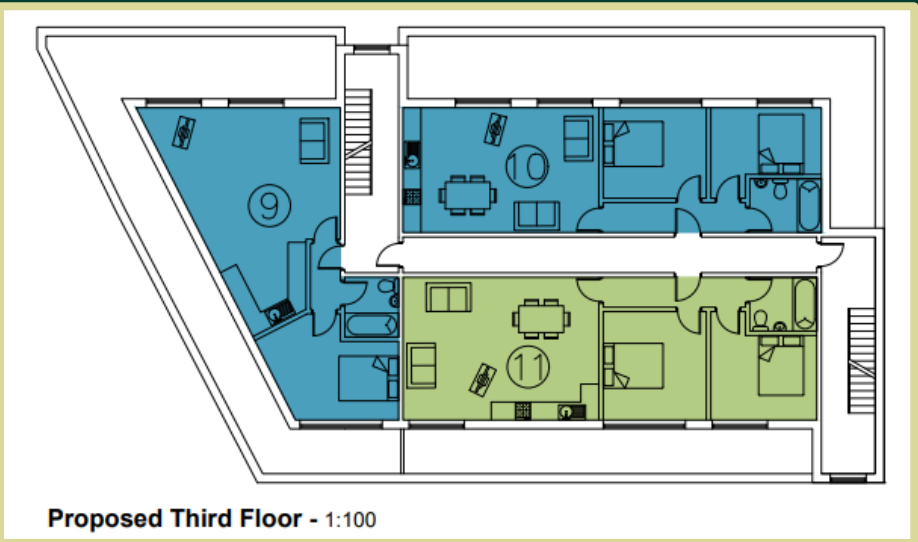
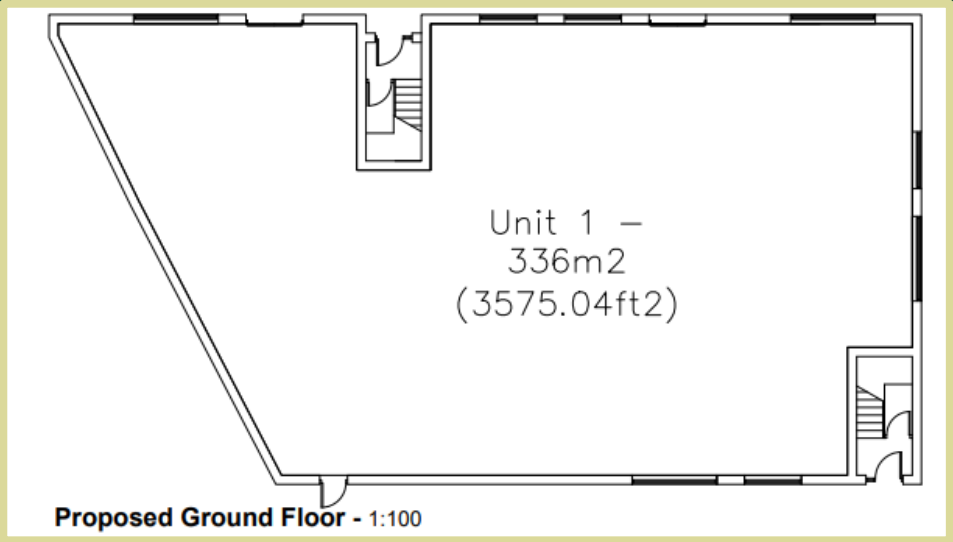
Viewings

Viewings will be offered to parties upon request. Under no circumstances should interested parties attempt to gain access.

Method of Sale

The property is for sale via informal tender. Bidders will be provided with additional details on timing and process in due course.

Proposed Floorplates



Contact Us

Charles Jones
Director
M: 07825 193914
charles.jones@cbre.com

Ellis Cooney
Senior Surveyor
M: 07721344193
ellis.cooney@cbre.com

Fi Patterson
Graduate Surveyor
M: 07388958450
fi.patterson@cbre.com

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