

Brewery House

ST MARYS ROAD, STONE, DARTFORD, DA9 9AR

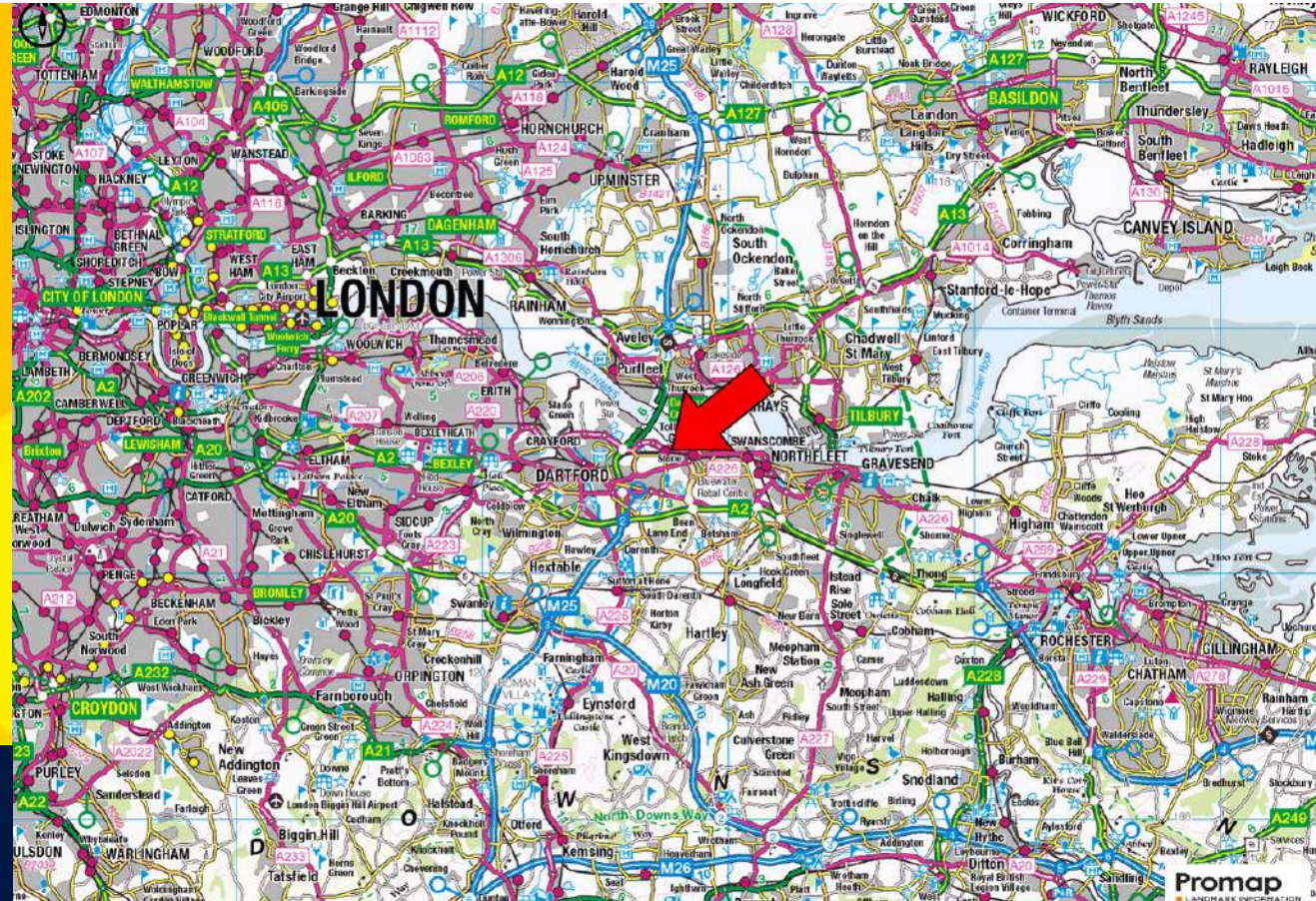
Residential Dwelling with Development Opportunity



INDICATIVE BOUNDARY

KEY HIGHLIGHTS

- Residential house with development opportunity
- Comprises a residential dwelling totalling approximately 1,719 sq. ft.
- Site area extends to approximately 0.75 acres (0.303ha)
- Freehold for sale with the benefit of vacant possession.
- Sale by private treaty
- Sustainable location for development with excellent transport links and amenities within close proximity.
- Inviting Offers



LOCATION

The property is located within Greenhithe, situated to the east of Dartford, approximately 3.5 miles from the centre of Dartford. The Dartford Crossing is approximately 1.5 miles away and the town of Gravesend is 5.5 miles to the east.

Greenhithe benefits from excellent transport connections with Stone Crossing train station providing services to London Charing Cross (circa 55 minutes) and London Blackfriars (circa 1 hour). There are also services to wider Kent area including Dartford and Gillingham.

Greenhithe is a village in the borough of Dartford offering a variety of amenities, with a wider and extensive range of retailers within close proximity at Bluewater Shopping Centre. The larger town centres of Maidstone and Sevenoaks are available within relatively short distances. There are some good schools within close proximity to the subject property with Dartford Grammar for Boys and Dartford Grammar for Girl's options for secondary schools and the Brent Primary school and Dartford Primary Academy.

DESCRIPTION

The property is situated on St Marys Road and currently comprises a detached two-storey residential dwelling which contains four bedrooms. The property has a driveway with space for multiple vehicles and a good sized garden to the rear with two outbuildings. The residential house totals approximately 1,719 sq. ft.

The site boundary is defined by the railway and railway station platform to the south with Barley Close to the north. To the eastern end of the site is Charles Street, which provides access to the site. The surrounding area has benefited from a transformation through development in recent years.

The site extends to approximately 0.75 acres (0.303hectares).

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PLANNING CONTEXT

The area surrounding the site and within Stone Crossing has undergone significant development due to the highly sustainable and well connected location. To the north of the site across Barley Close is the residential development of a number of residential blocks. The development comprises blocks of 5-7 storeys with undercroft parking and areas of hardstanding.

Dartford Borough Local Plan 2024

The Dartford Plan, as outlined in the Dartford Borough Council Local Plan to 2037 (adopted 2024). The aim of the Dartford Plan is to increase housing provisions to meet current and projected demand across the borough.

The application site is located within an area defined as urban with opportunities for growth in housing provisions. The relevant policies within this document are:

- S1 (Borough Spatial Strategy)
- M1 (Good Design)
- M2 (Environmental & Amenity Protection)
- M9 (Sustainable Housing Locations)
- M17 (Active Travel, Access & Parking)

Community Infrastructure Levy (CIL)

Dartford Borough Council is a Community Infrastructure Levy charging area. This came into effect 1st April 2014. We have included a table below highlighting the annual rates for 2025:

Zone ¹	Development Type ²	CIL Rate (per sq.m.)	Index Figure for 2014 ³	Index Figure for 2025 ⁴	Indexed CIL Rate for 2025 (per sq.m.)
	Residential development				
A	All residential development.	£200	239	391	£327.20
B	Residential development of less than 15 homes, providing solely market housing.	£200	239	391	£327.20
B	Residential development of 15 homes or more, providing a housing mix which includes a proportion of affordable housing.	£100	239	391	£163.60

Development Opportunities

The site is considered suitable for residential redevelopment or further dwellings in addition to the existing dwelling.

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FURTHER INFORMATION

Services

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

Tenure

The freehold interest in the site, which is registered at the Land Registry under title number K607925, is offered for sale with the benefit of full vacant possession

Energy Performance Certificate

We understand the property has an Energy Performance Certificate of D (55) with the certificate valid until 2 October 2032.



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METHOD OF SALE

The property is being marketed for sale by auction contract. The vendor reserves the right not to accept the highest bid, or indeed any offers submitted and may withdraw the Property from the market at any time.

Please contact Savills for information regarding the legal pack and auction date.

VIEWINGS

Viewings are strictly by appointment only. Please contact Will Chatterton (contact details below) for further information.

LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking in the event they withdraw from the transaction following agreement of Heads of Terms and expense has been incurred in preparing and finalising the legal pack.

CONTACT

For further information please contact:



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