

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

# Land to the rear of The Five Bells

1 Stoke Rd, Hoo, Rochester ME3 9BE



Indicative Plan

## Key Highlights

- Site area of 0.183 acres (0.074 hectares)
- Vacant building and land surplus to pub requirements
- Freehold unconditional and conditional offers invited (STP)
- Potential for 1 or 2 dwellings at the rear with separate access provided (STP)

SAVILLS SOUTHAMPTON  
Mountbatten House Grosvenor  
Square Southampton SO15 2BZ

**023 8071 3900**

[savills.co.uk](http://savills.co.uk)

**savills**

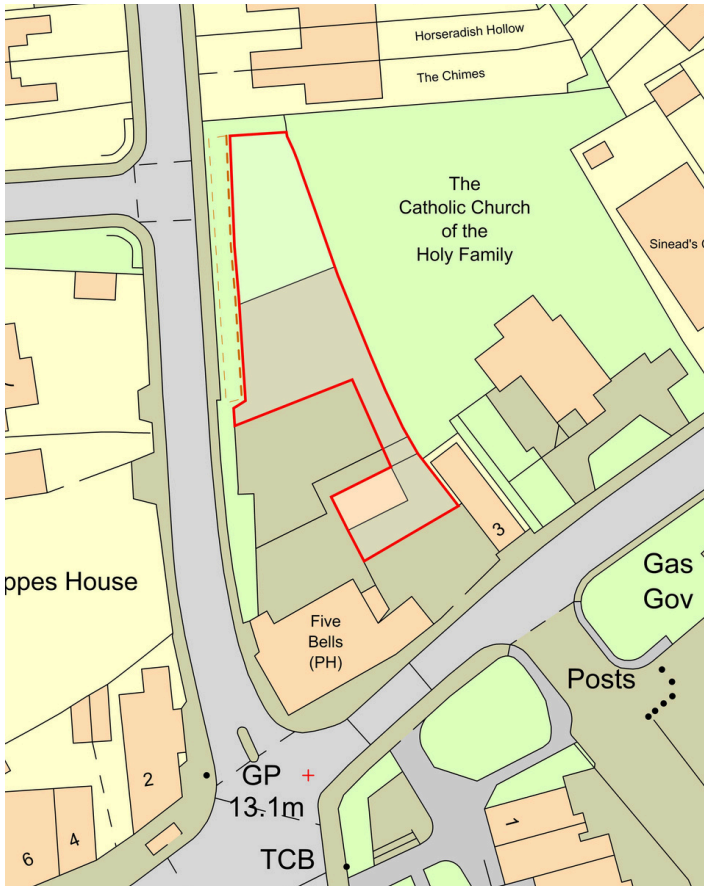
## Location

The subject site is located to the rear of The Five Bells public houses, within the village of Hoo in Kent. Hoo is a growing community offering a mixture of residential and commercial properties, along with local amenities and services.

The site is situated in a primarily residential area, surrounded by detached and semi-detached homes, with convenient access to nearby facilities. It is approximately 6 miles (9.7 km) from Rochester, which provides a wider range of amenities and direct train services to London. The site also benefits from being 13 miles (20.9 km) from Maidstone and 30 miles (48.3 km) from central London, offering strong regional and national connectivity. Hoo is well-connected by road, with easy access to the A228, A2, and M2 motorways, enhancing its appeal for development.

## Description

The subject site spans approximately 0.183 acres (0.074 hectares) and features a gently sloping topography, descending from north to south. It is accessed via the pub's car park and includes a single-storey brick outbuilding, which forms part of the sale. Entry to the rear of site can be created by removing low lying walls adjacent to an outbuilding adjacent to the main public house. The site is naturally delineated by hedges and trees, providing clear boundaries.



Site boundary for indicative purposes only

## Tenure

Freehold subject to vacant possession.

## Planning

The site is located to the rear of The Five Bells but is not listed, nor is it situated within a conservation area. Additionally, the site is not within a prohibitive flood zone but is situated with the settlement boundary and therefore presents a good infill opportunity (STP).

All interested parties should carry out their own planning and development enquiries.

## Local Authority

Medway Council

- \_\_\_\_\_ **Location Map** \_\_\_\_\_
- \_\_\_\_\_ **Streetview** \_\_\_\_\_
- \_\_\_\_\_ **What3words** \_\_\_\_\_
- \_\_\_\_\_ **360 Drone Video** \_\_\_\_\_
- \_\_\_\_\_ **360 Panoramic** \_\_\_\_\_



SAVILLS SOUTHAMPTON  
Mountbatten House  
Grosvenor Square  
Southampton SO15 2BZ

**023 8071 3900**

[savills.co.uk](http://savills.co.uk)

**savills**



Indicative Plan



## Services

All parties to make their own enquiries to the serviceability to the land.

Full rights of ingress and egress will be provided to the subject site via the pub car park.

## Guide Price

Offers are invited on an unconditional and conditional basis.

## VAT

VAT may be applicable at the prevailing rate.

## Viewing

For a formal viewing strictly by appointment with Savills.

## AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

## CONTACTS

For further information please contact:

**Adam Bullas MRICS**  
**Director**

+44 (0) 7812 965395  
abullas@savills.com

**Harry Heffer**  
**Graduate Surveyor**

+44 (0) 7929 085103  
Harry.heffer@savills.com

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | May 2025

