



On the instructions of Kent County Council



c. 1.5 ha (c. 3.7 acres) Site with Buildings

Unconditional (STC) or Conditional (STPP) offers invited



Former Rowhill School Site

Stock Lane
Wilmington
Kent, DA2 7BZ

For Sale

Location

Located in the popular Wilmington area, the site is approximately 1.6 miles from Dartford town centre. Wilmington provides a small range of local shops and services with a wider range available in Dartford proper. The site is around 5 miles from the Bluewater Regional Shopping centre with it's department stores, independent retailers, restaurants and leisure facilities.

Dartford station is around 1.6 miles north of the site and provides services to London Victoria and Charing Cross with a journey time of around 50 minutes. Ebbsfleet International station is around 7 miles east of the site and provides high speed services to London St Pancras with a journey time of around 20 minutes.

Junction 1b of the M25 motorway is around 2.4 miles to the east.



Site Description

The site extends to c. 1.5 ha (c. 3.7 acres) in size and is regular in shape. A former school, that is now vacant, it comprises a range of one and two storey buildings and areas of hard standing. The site is relatively level and is surrounded by mature hedgerow and trees on all boundaries. Vehicular access is from Stock Lane directly opposite Goodview Drive.

Planning Policy and Potential

The site is located on the boundary of the built up area but is outside the village envelope. The emerging Local Development Plan Policies Document and emerging Proposal Map identify that policies DP24 - Borough Open Space and DP22 - Greenbelt apply to the site.

It is considered that the existing range of buildings on the site offer the potential for alternative use or re-development subject to all necessary consents being obtained.

Further Information

A site plan and floor plans for the existing buildings are available to download from our website at www.rpclandandnewhomes.co.uk.

Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service the proposed development.

VAT

It is understood that VAT will not be applied to this transaction.

Viewing Arrangements

The site can be viewed from the public highway in daylight hours. Should you require a more detailed inspection of the site or the existing property, prior arrangement will need to be made through the agent.

Offers

Offers are sought on either Unconditional (subject to contract) or Conditional (subject to planning) basis for the freehold by way of informal tender.

All offers must be made in writing to be received on or before **12 noon of Friday 16th September 2016**.

Unconditional (subject to contract) offers must be accompanied with evidence of funding and details of any on-site due diligence that will be required prior to an exchange of unconditional contracts.

Conditional (subject to planning) bids must be accompanied by the following:

- a detailed development proposal (with plans if available)
- details of the planning strategy
- details of any on-site due diligence required prior to an exchange of conditional contracts
- an indication of the proposed contract timescales
- confirmation of the funding arrangements and any internal approval procedure required prior to an exchange of contract

Bids that do not provide this information are unlikely to be considered favourably.

The vendor is not obligated to accept the highest or any bid made.

Agents Details

For further information please contact the agents:

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