

HUMMERSTONE & HAWKINS

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POTENTIAL DEVELOPMENT OPPORTUNITY (stpp) FOR SALE



Former pub with development potential stpp / Site C. 903sq m

Plans submitted to council for 8 x 2 bed flats & 6 1 bed flats.

Application validated 07/03/2023.
Reference 23/00003/OUT

Good transport links with access to A2 / M25 & Dartford crossing

Easy access to Ebbsfleet International station & Bluewater

Location within the regeneration area of the Thames Gateway

The Welsh Tavern

161 London Road

Stone, DA2 6BJ

Tenure: Freehold

Price: £995,000 +vat

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Stone is a village located within the Borough of Dartford, Kent.

The subject property has a prominent frontage onto London Road (A226) in an area which has good and easy road links to the A2 trunk road connecting to London 22 miles to the West, and to the East via the A2 / M2. Dartford Crossing is within 2 miles of the property.

Stone is situated some 2.5 miles east of Dartford Town centre where there is a good mix of both national and independent retailers.

The site is in fairly close proximity of two mainline train stations with Ebbsfleet International station some 5 miles away and has a journey time into London St Pancras of 20 minutes. Dartford station is located within the town centre and has a journey time into London of around 40 minutes.

The property is also well situated for easy access to Bluewater shopping centre.

DESCRIPTION:

An excellent opportunity to acquire a former public house which is situated on a good sized plot which we are told is C. 903sq m.

The property is arranged over 3 floors (Plus basement) with on the ground floor the public area, an office plus kitchen. The first floor has 6 rooms plus shower room. There are a further 3 attic rooms plus kitchen and bathroom.

The property includes a front parking area plus a rear garden.

PLANNING:

We understand that a planning application was received by Dartford Council on the 3rd January 2023 and validated on the 7th March 2023.

The outline planning application is to demolish the existing public house and comprises plans to: Demolish existing public house and for the erection of eight two bedroom flats and six one bedroom flats with off road parking, bin / cycle store and new access road.

TERMS:

Offers are invited in the region of £995,000.

TENURE:

We are given to understand that the property is freehold.

VAT:

We understand that VAT is to be added to the purchase price.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](#)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or

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Registered office 144 Welling High Street, Welling, Kent, DA16 1TN.

