

# THE FORMER POLICE STATION

133 Windmill Street, Gravesend DA12 1DB

For sale on behalf of the Joint LPA Receivers



## Key Highlights

- Permission for a scheme of high density mixed-use development of 86 residential units with commercial at ground floor level
- A further application has been submitted for a total of 99 residential units with commercial at ground floor level
- Town centre location
- Potential for alternative uses (subject to planning permission)
- Offered with full vacant possession
- Close to Gravesend Station
- Close to Ebbsfleet International Station which offers fast services to central London and Europe

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## Location

The Property is located in Gravesend, North West Kent. Gravesend is approximately 26 miles to the east of London, 9 miles to the north west of Rochester and 8.45 miles to the east of Dartford.

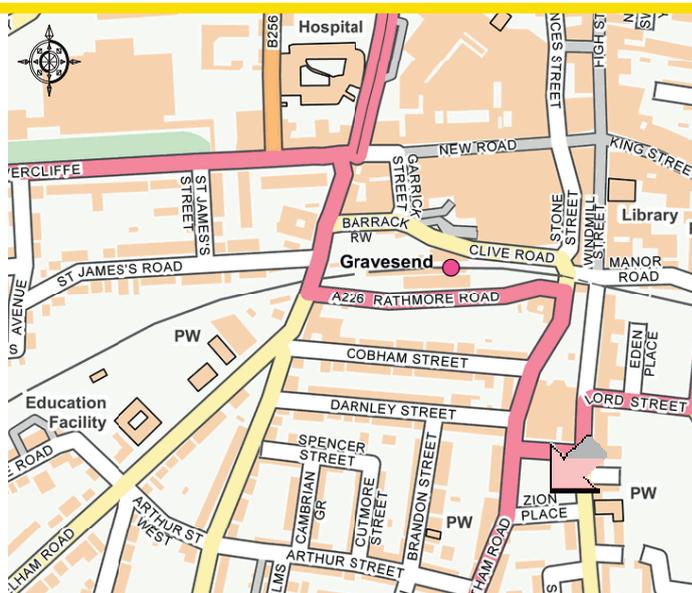
The Property is situated to the south of Gravesend town centre bounded by roads on all sides: Woodville Place to the north, Windmill Street to the east, Zion Place to the south and Wrotham Road to the west. The surrounding area is a mixture of residential and commercial properties of a variety of building types with the Gravesham Borough Council Civic Centre to the north.

Gravesend benefits from good communication links with the nearby A2 leading on to the M25 orbital motorway, providing a connection northbound to the Dartford Crossing and southbound to Gatwick and Heathrow Airports. Via rail, Gravesend Station is approximately 0.2 of a mile to the north west of the Property, providing a high speed route into London St Pancras in approximately 25 minutes. International rail services are available from Ebbsfleet Station 2.5 miles to the west of the Property, with direct routes to Belgium and France. Gatwick International Airport is approximately 31 miles to the south west.

Significant investment has been made for a variety of initiatives to regenerate the town centre in Gravesend. Notably, Gravesend's Heritage Quarter which is set in a riverside location adjacent to the river Thames. The redevelopment, which is an arrangement between Gravesham Council and the Reef Group, aims to combine three key areas in the town centre and create a more modern retail offering through extending and transforming the existing St Georges Shopping Centre and creating a new leisure quarter with boutique cinema and a number of new restaurants. The regeneration is due to be completed in September 2021.

## Description

The Property is presently a cleared, level site which was previously occupied by a six storey office building (the former police station) now demolished in accordance with the extant planning permission. The existing site boundary is currently defined by a high wall on all sides. The site is roughly square in shape and by reference to the Ordnance Survey, we calculate that the Property has an area of 0.922 acres (0.373 hectares).



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## We are informed by the local authority of the following:

The local planning authority is Gravesham Borough Council. The Local Plan Core Strategy- Policies Map was updated in September 2014. The planning policy position is that the site is subject to Policy CS05 (Gravesend Town Centre Opportunity Area) in the Local Plan Core Strategy 2014. It falls within sub-area 3.3, south of the town centre, and is identified as being redeveloped for a significant component of residential development with active commercial uses at ground floor level.

The property is not stated to be listed, but it is within Upper Windmill Street Conservation Area.

### 86 Unit Scheme

There is an extant planning permission for the site for the 'Demolition of police station and erection of four buildings, four-six storeys in height to provide a total of 86 self-contained flats, comprising 30 x one bedroom, 48 x two bedroom and 8 x three bedroom flats with approximately 923 sq. metres of commercial floor space at ground floor level in blocks B, C, D; laying out of 98 car parking spaces and cycle stores in basement' (ref: 20090409). An application for the renewal of the permission was granted in November 2013 (ref: 20120590). The extant permission, due to the demolition of the existing six storey former police station building on the site triggered the implementation of the 20120590 planning consent, in accordance with Section 56(4) of the Town and Country Planning Act 1990. The pre-commencement conditions have also either been discharged or the wording amended to 'prior to above ground works', meaning there are no outstanding pre-commencement conditions for 20120590. A signed Section 106 Agreement requires 26 units to be affordable housing of which 10 are to be Social Rent Units and 16 Intermediate Housing Units. There is no CIL liability.

### 99 Unit Scheme

A further application was submitted in December 2016 (Ref: 20161205) for 'The proposed erection of a new four-six storey building with an additional seventh storey penthouse, to provide a total of 99 self-contained flats, comprising 41 x one bedroom flats, 50 x two bedroom flats and 8 x three bedroom flats with 816.5 sq.metres of commercial floor space at ground floor level; the laying out of 86 parking spaces, 5 motorcycle spaces and 90 cycles spaces in the basement, and 6 additional parking spaces and a delivery bay on the Wrotham Road frontage with an additional 22 street level cycle parking spaces'. There was a resolution to approve the application made by Regulatory Board members on 11 April 2018, subject to a S.106 Agreement. The s106 has not yet been agreed or signed as and as such there is no formal permission for 20161205. In terms of affordable housing, 30% is required (30 units) of which 21 units are social rented (8 x 1 beds and 13 x 2 beds) and 9 are intermediate (2 x 1 beds, 5 x 2 beds and 2 x 3 beds).

*The information above has been provided by the local authority. The LPA Receivers do not accept any liability for its accuracy and therefore all prospective purchasers should make their own enquiries to the local authority.*

### 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 advisors make the necessary enquiries for verification.

### Taxation

The Property is not liable for business rates as it has been demolished.

### Tenure

The Property comprises the freehold interest registered at the Land Registry under title number K984566. The Property is provided with the benefit of vacant possession.

### Method of Sale

The property will be sold by way of informal tender. The offer deadline is Friday 19 July 2019 by 12 noon.

### Further Information and Viewings

Should a site visit be required this will be strictly by appointment through the vendor's agents.

## Contact

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