

Former Police Offices in a Popular Village Location

With potential for demolition and redevelopment or alternatively refurbishment and extension of the existing buildings (STP). Consideration will be given to splitting the site.



For Illustrative Purposes Only

Former Meopham Police Office

South Street
Meopham Green
Meopham
Kent, DA13 0QA

For Sale

Location

Meopham is a linear village that straddles the A227 Wrotham Road running to the south of Gravesend. The site is located towards the attractive southern end of the village close to the Cricket Green, the Windmill and the Kings Arms pub/restaurant.

The village provides a range of local shops and services with a Tesco Express and various fast food takeaway establishments c. 1.2 miles north in the village centre. Further afield Gravesend provides a wider range of shops and services and the Bluewater Shopping Centre is around 8.5 miles to the north east.

Meopham Railway Station is c. 2 miles to the north and provides regular rail services to London Victoria with a journey time under an hour.

Site Description

The site extends to c. 0.5 acres in size and is rectangular in shape and generally level. The property comprises two linked buildings that are 2 storey in height each under a pitched roof, with single storey link block and ancillary outbuildings. The buildings were constructed around the 1950's. Being two former dwellings each provides the potential for a good sized three bedroom house, but they are now in need of complete refurbishment.

The area to the front of the property is laid to hardstanding and there is a further area of hardstanding with vehicular access to the rear of the northern most property. The balance of the rear area is predominantly laid to grass that appears to be regularly maintained. There are several mature trees to the boundaries as well as a row of mature trees running down the centre of the area to the rear.

Access to the site is by way of a large crossover on to Wrotham Road shared with an adjacent property. Wrotham Road is speed limited to 30 mile per hour. The balance of the road frontage comprises a mature hedge and low brick wall.

Development Potential

The site offers a number of re-development options. This could include the demolition of the existing structures and the development of a small collection of houses to the front and rear. The precedent for rear development has been created locally by the houses on Windmill Close just to the north.

Alternatively, the central link block could be demolished splitting the units which could each be refurbished and extended to create two larger detached properties.

This is all subject to securing the necessary consents.



Further Information

Further information can be download from www.rpclandandnewhomes.co.uk and includes an illustrative floor plan, as well as interior and exterior photographs. The Energy Performance Certificate and Report will follow in due course.

Tenure

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

Foul Drain

It is understood that a foul drain, that serves adjacent properties runs, north to east across the site parallel with the rear boundary. Interested parties are advised to make their own enquiries with the relevant statutory authorities in respect of the location of this equipment.

Services

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

VAT

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

Viewing Arrangements

The site is un-secured and it is possible to get a general impression from the public highway. If you would like a more detailed inspection of the site or the interior of the property then prior arrangement will need to be made through the agent.

Offers

Unconditional offers are invited for either the whole site or each individual unit separately. Only offers in writing will be considered and all offers **MUST** include details of any site due diligence that will be required prior to an exchange of contracts. In addition, evidence will be required to demonstrate that funds are available to complete the transaction.

The closing date for offers is **12 noon on Monday 16th December 2019**.

As a Regulated Industry under Anti-Money Laundering Regulations RPC Land & New Homes will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued.

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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