

CLIFTON SLIPWAYS

STUART ROAD, GRAVESEND DA11

PRIME TOWN CENTRE DEVELOPMENT
OPPORTUNITY WITH RIVER VIEWS

Executive Summary

- Guide Price: **£2,000,000**
- Consent: 115 residential units (12 storeys) **Ref: 20230366**
- Land Value per Plot: **£17,391** per consented unit
- Delivery Flexibility: Optional 6-storey, 18m scheme, 78 units and below HRB threshold
- Location: Gravesend Town Centre Opportunity Area
- Station Access: 7 mins' walk to Gravesend Station (St Pancras in under 25 mins)
- Outlook: River views and future public realm amenities



RIVER THAMES

GRAVESEND STATION

CLIFTON SLIPWAYS



Description

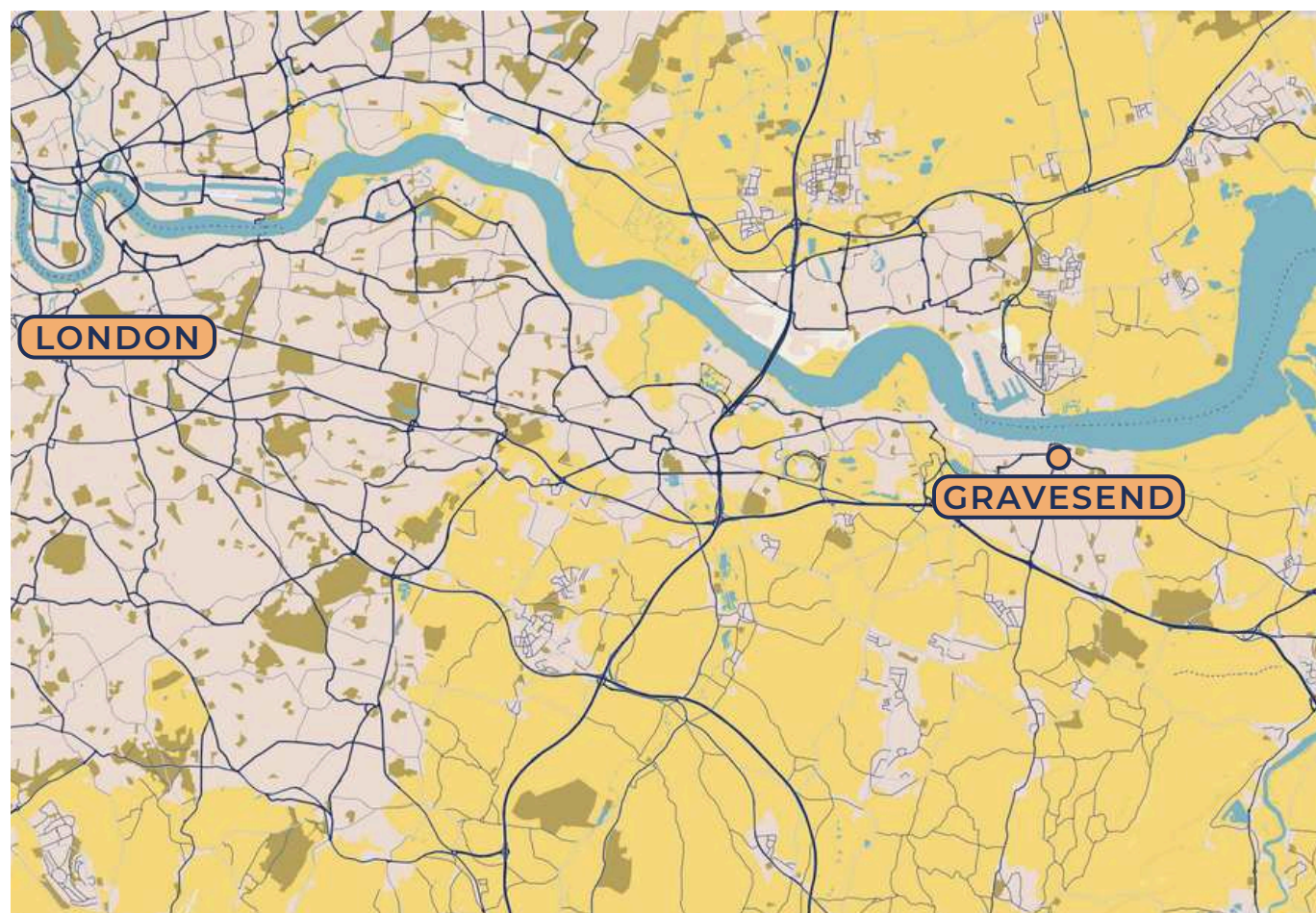
The Stuart Road Block at Clifton Slipways forms part of a major riverside regeneration initiative in central Gravesend. It benefits from a full residential planning consent with potential for revised delivery to align with current market and regulatory requirements.

Currently consented for 115 flats across 12 storeys, the site also has a revised, lower-density 6-storey scheme option (78 flats) to ensure viability. This variant reduces excavation and structural complexity, while retaining the strong locational and architectural benefits of the approved scheme.

The site occupies a strategic corner adjacent to West Street, with vehicular access and services fully considered under the existing planning approval. Cycle parking and amenity integration remain high quality, with the broader masterplan featuring commercial and café space, as well as restoration of the historic pier.

This offering provides a rare opportunity for an incoming developer or investor to acquire a consented scheme with flexibility to tailor delivery, within one of the region's most actively regenerating town centres.

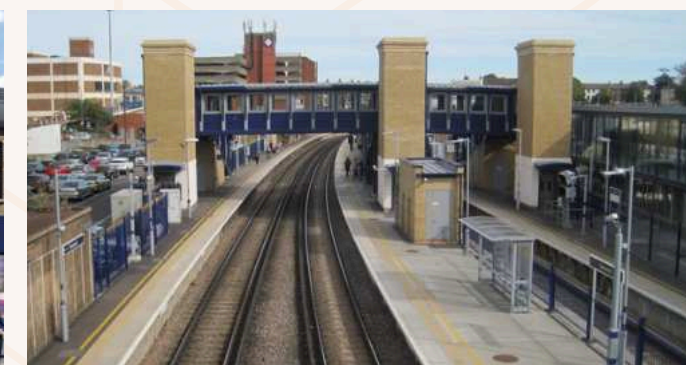
Connectivity Highlights



- Gravesend Station: 0.3 miles / 7 mins walk – high-speed Thameslink and Southeastern services
- London Access: 24 mins to St Pancras; direct routes to London Bridge, Cannon Street, and Charing Cross
- Road Links: Fast access to A226, A2, and M25 for wider regional movement
- Public Transport: Frequent buses connecting Dartford, Bluewater, Medway towns

Location Description

Stuart Road Block sits within the Gravesend Town Centre Opportunity Area, a designated regeneration zone receiving targeted investment by Gravesham Borough Council and private developers.



Local Amenities

- Retail, restaurants, and civic services within walking distance
- Near the Riverside Leisure Complex, cinema, gyms, and pier
- Adjacent to planned public space and commercial amenity (B1a units and café)
- Strong catchment for renters, commuters, and owner-occupiers

Gravesend's affordability and improved infrastructure continue to attract residents priced out of London, supporting strong demand for high-quality new homes.



Financial Contributions

- **S106:** £0 payable
 - The original **£160,000** contribution was removed via a deed of variation
- **CIL:** There is **no Community Infrastructure Levy (CIL)** liability associated with this site

Planning Overview

The Stuart Road Block forms part of a broader planning consent under reference 20191122, with two formal iterations to date and a proposed third scheme offering delivery flexibility. This planning structure offers an incoming party flexibility to proceed with either the consented density or a reduced, more buildable version — while maintaining affordable housing visibility and zero-rated infrastructure obligations.

Original Consent (2020)

- 106 residential units over 12 storeys
- Part of a wider consent for 227 flats including a 23-storey tower and mixed-use riverfront elements
- Full basement levels for plant, bin storage and parking
- Affordable Housing: 22 Discounted Market Rent (DMR) units secured within Stuart Road block
- S106 originally included £160,000 in contributions

Approved S.73 Scheme (2023)

- 115 units retained over 12 storeys with optimised internal layout
- Reallocation of plant and refuse areas to reduce basement scope
- Parking rationalised; cycle storage retained at high levels
- Affordable Housing: 22 DMR units retained, with flexibility to deliver as Discounted Market Sale (DMS) via deed of variation

Potential Revised Scheme (Proposed)

- 70–80 units over 6 storeys (max 18m height)
- Scheme avoids HRB classification and meets new building/fire safety legislation
- Removes underground levels to reduce cost and delivery complexity
- Retains parking and cycle provision within a refined footprint

Development Summary

Schedule of Accommodation

	RESIDENTIAL UNIT TYPES - SECTION 73 PROPOSED AMENDMENTS		NSA (NET SALEABLE AREA) (SQM)	GIA (GROSS INTERNAL AREA) (SQM)	NET TO GROSS	RESIDENTIAL UNIT TYPES - SECTION 73 APPROVED AMENDMENTS		RESIDENTIAL UNIT TYPES - ORIGINAL PLANNING APPROVAL	
	1 Bed	2 Bed				1 Bed	2 Bed	1 Bed	2 Bed
Level -1									
Level 0	1	5	73	346	21%	4	7	0	0
Level 1	6	9	990	1,215	81%	6	9	4	10
Level 2	6	9	990	1,215	81%	6	9	6	9
Level 3	6	9	990	1,215	81%	6	9	6	9
Level 4	8	7	932	1,115	81%	8	7	9	6
Level 5	5	7	774	947	82%	5	7	6	6
Level 6						3	2	1	4
Level 7						3	2	1	4
Level 8						3	2	1	4
Level 9						3	2	1	4
Level 10						1	3	1	4
Level 11						1	3	1	4
Level 12						1	3	1	4
Totals	32	46	4,749	6,093	78%	50	65	50	56
	78					115		106	

Development Summary

The table below compares the two delivery options available for the Stuart Road Block; the updated 2023 S.73-approved scheme and a proposed reduced-height scheme currently under consideration (subject to s.73). Each version allows for a different approach to delivery, accommodating varying build costs, regulatory compliance, and market positioning — while retaining the benefits of a fully consented site in a prime location.

METRIC	APPROVED SCHEME	REDUCED SCHEME (INDICITIVE)
Units	115	78
Storeys	12	6
Max Building Height	34 m	18 m
Car Parking	56 Spaces	35 Spaces
Affordable Provision	22 Units (DMR or DMS)	





The Opportunity

Terms

Offers are invited at £2,000,000 (unconditional)

Viewings

Can be arranged by appointment

Data Room

Full planning and technical documentation available upon request

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