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Kent
County
Council



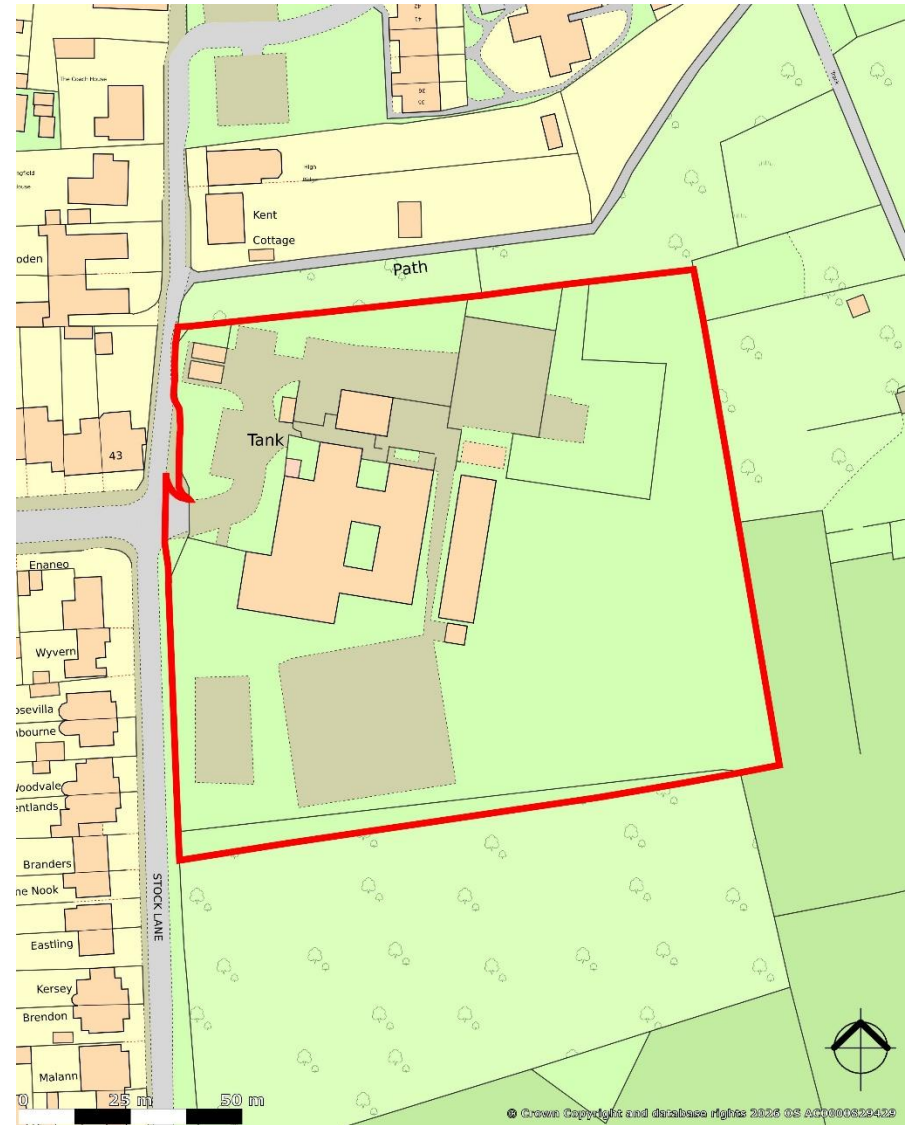
FOR SALE

**FORMER SCHOOL WITH POTENTIAL FOR ALTERNATIVE USES /
RESIDENTIAL DEVELOPMENT (STPP)**

Former Rowhill School, Stock Lane, Dartford, DA2 7BS

EXECUTIVE SUMMARY

- Opportunity to acquire a former school and associated land (Use Class F1) with scope for redevelopment (STPP).
- Comprising 1,385 sq m (14,908 sq ft) GIA of existing accommodation
- Site area extends to approximately 1.47 hectares (3.63 acres)
- Surplus site due to relocation of the school (closed circa 2010)
- Early 2024 pre-application with Dartford Borough Council for the residential redevelopment of the site to provide up to 20 houses.
- Located in the village of Wilmington approximately 1.6 miles south of Dartford town centre.
- Suitable for alternative uses or redevelopment for residential, care or commercial uses (subject to obtaining the necessary planning consents).
- Freehold with vacant possession.
- Unconditional and subject to planning offers are invited.



VIEWINGS

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LOCATION

The property is located on Stock Lane in Wilmington, a village approximately 1.5 miles south of Dartford in Kent.

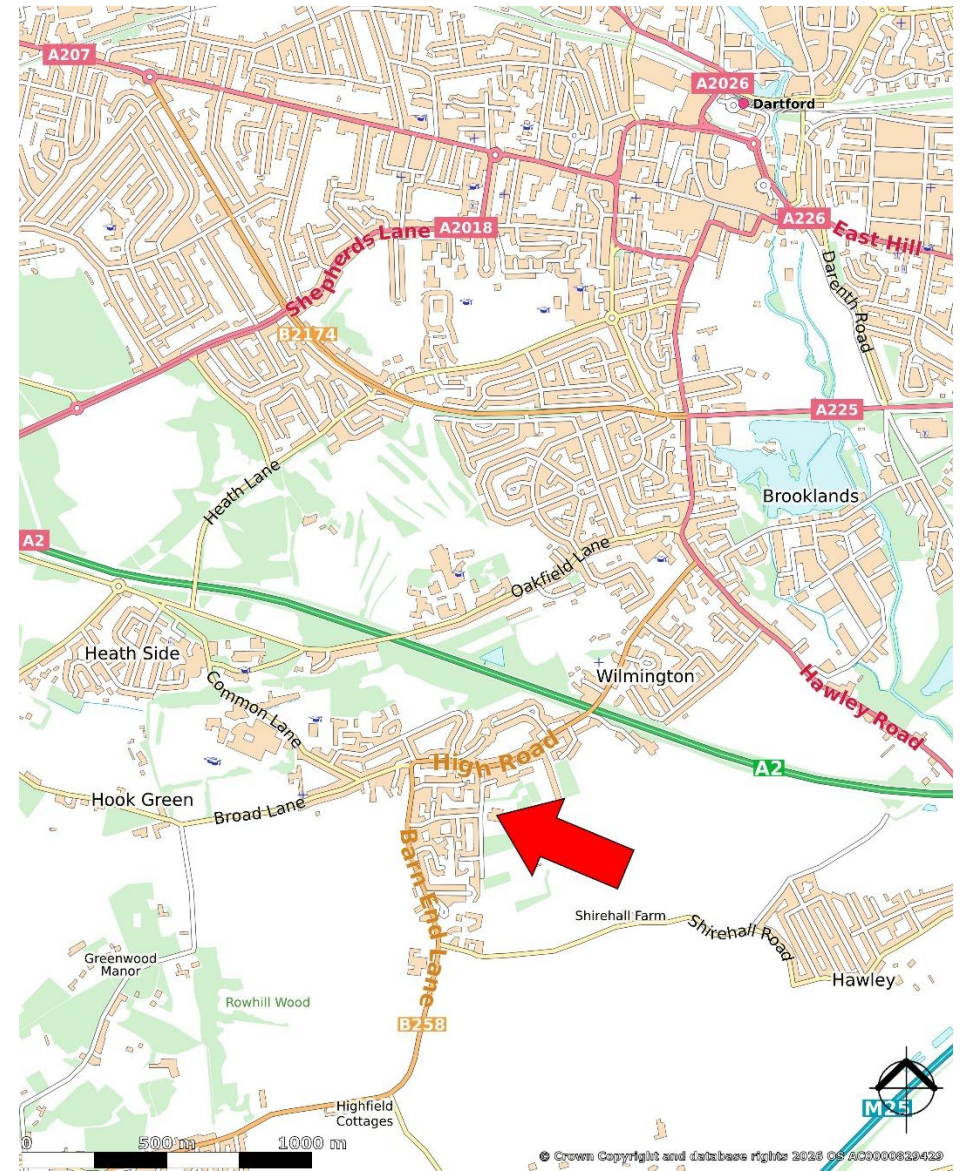
The property is situated in a predominantly residential area characterised by terraced and semi-detached houses.

Dartford railway station is situated approximately 1.6 miles to the north of the property and provides direct access to London Bridge (37 mins), London Charing Cross (45 mins) and London Victoria (53 mins).

The M25 motorway is approximately 1.4 miles to the east of the property.

An extensive range of shops and amenities is available in Dartford to the north whilst Bluewater Shopping Centre is approximately 6.2 miles to the north east.

Wilmington is well served by schools including Wilmington Primary School, Wilmington Academy and Wilmington Grammar School for Girls.



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DESCRIPTION

The site comprises a former school and associated grounds, extending to approximately 1.47 hectares (3.63 acres).

The site consists of several single-storey structures built between 1970-2001.

The main school building is constructed with pre-cast concrete elevations and a flat roof. There is also a smaller school building of brick construction with a pitched tiled roof. Temporary classrooms have been built to the north of the main building.

The school is surrounded by playing fields and hard play areas.

The site is regular in shape and relatively level, surrounded by hedges and trees on all boundaries, with vehicular access from Stock Lane directly opposite to Gerdview Drive.



ACCOMMODATION SCHEDULE

MEASUREMENTS (GIA)	SQ M	SQ FT
Main Block	1,040	11,194
Smaller Block	234	2,518
Temporary Classroom	111	1,194
TOTAL	1,385	14,908

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PLANNING & DEVELOPMENT

- The property lies within the administrative area of Dartford Borough Council.
- The property is not Listed and does not fall within a Conservation Area
- The site is situated within the Metropolitan Green Belt
- The property has formerly been used as a school which falls within Use Class F1 of the Town and Country Planning (Use Classes) Order 1987, as amended.
- The school closed in circa 2010 and has remained vacant since.
- The property was officially declared surplus by Kent County Council on 25th July 2013, with no alternative service users identified, including education uses.
- The site offers considerable potential to be redeveloped for a variety of uses including residential, care or commercial uses subject to the grant of appropriate planning permissions.



2024 PRE APPLICATION

In May 2024, the vendor made a pre-app submission to Dartford Borough Council for the redevelopment of the site to provide up to 20 dwellings.

The indicative scheme comprises 3 x 2 bedroom, 15 x 3 bedroom and 2 x 4 bedroom houses. A copy of the submission and response is provided in the data room.

PROPOSED ACCOMMODATION

Plots	House Type	Storeys	GIA (m2)
01 - 15	3 bed semi-detached and terraced houses	2 - 2.5	80
16 - 18	2 bed terraced house	2	92 - 104
19 - 20	4 bed semi-detached house	2	115

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TENURE

The property is held freehold under Title reference number K408054 and is offered with vacant possession.

PRICE

On application

VAT

The property is not elected for VAT

OFFERS

Offers are invited on both an unconditional and subject to planning basis for the freehold interest by way of informal tender.

Subject to planning offers must include indicative details of the proposed development.

Offers are to be submitted in writing utilising SHW's Bidding Guidelines & Bid Proforma, which is available for download from the data room

EPC

Details of the EPC are available in the data room.

AML

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

LEGAL COSTS

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

VIEWINGS

Viewings must be arranged prior with the sole agent, SHW. Contact details below.

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DATA ROOM

For further information and access to our data room please follow the below link:

[Log In](#)

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