



North Military Road  
Dover  
Kent CT17 9BQ



## Freehold Development Opportunity

- Planning permission has now been granted for 7 x 1 bedroom flats, 9 x 2 bedroom flats & 4 x 3 bedroom flats for a total 20 apartments including 14 car parking spaces
- Short walk from Dover Priory Mainline Railway Station
- Total GIA of 1,757m<sup>2</sup>/18,912ft<sup>2</sup>
- Total site measuring 0.27 acres
- A number of shops, bars and restaurants are available nearby along Biggin Street
- Stunning views of Dover Castle and Dover Port
- Freehold
- Offers in excess of £750,000

### Description

The existing site is located in Dover, Kent and benefits from planning permission granted by Dover District Council erection of a building containing 20 apartments with 14 carparking spaces with stunning views of Dover Castle. The existing site comprises 0.271 acres of land sat inbetween Dover Priory Station and the Esplanade adjacent to the famous Dover Pier.

### Location

The property is located in the heart of Dover, Kent. The site is sat right next to the Dover Castle which offer fantastic views. The local area also offers a great choice of primary schools, secondary schools and colleges including vale view community school, priory fields school and dover college. It is also only a 5 minute, 0.2 mile walk to Dover Priory Station and the centre of town which hosts a number of amenities such as bars, cafes, banks and restaurants.

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## Dover

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#### Proposed Schedule

| Unit             | Type                    | Beds | GIA (m <sup>2</sup> ) | GIA (ft <sup>2</sup> ) |
|------------------|-------------------------|------|-----------------------|------------------------|
| 1                | Ground                  | 1    | 62                    | 667                    |
| 2                | First                   | 2    | 63                    | 678                    |
| 3                | First                   | 2    | 61                    | 657                    |
| 4                | First                   | 3    | 81                    | 872                    |
| 5                | First                   | 1    | 59                    | 635                    |
| 6                | Second                  | 2    | 63                    | 678                    |
| 7                | Second                  | 1    | 51                    | 549                    |
| 8                | Second                  | 3    | 81                    | 872                    |
| 9                | Second                  | 1    | 59                    | 635                    |
| 10               | Second                  | 1    | 63                    | 678                    |
| 11               | Second                  | 2    | 69                    | 743                    |
| 12               | Third                   | 2    | 63                    | 678                    |
| 13               | Third                   | 1    | 51                    | 549                    |
| 14               | Third                   | 2    | 64                    | 689                    |
| 15               | Third                   | 2    | 70                    | 753                    |
| 16               | Third                   | 1    | 59                    | 635                    |
| 17               | Fourth & Fifth (Duplex) | 4    | 248                   | 2,669                  |
| 18               | Fourth & Fifth (Duplex) | 2    | 188                   | 2,024                  |
| 19               | Fourth & Fifth (Duplex) | 2    | 188                   | 2,024                  |
| 20               | Fourth & Fifth (Duplex) | 2    | 176                   | 1,894                  |
| <b>Total GIA</b> |                         |      | <b>1,757</b>          | <b>18,912</b>          |

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# North Military Road Dover Kent CT17 9BQ

Existing Site – Panoramic View Looking East



Existing Site – View East to Dover Castle



Existing Site – Retaining Wall to Rear



Existing Site – Trees Screening Site to the Left



Aerial View



# North Military Road

## Dover

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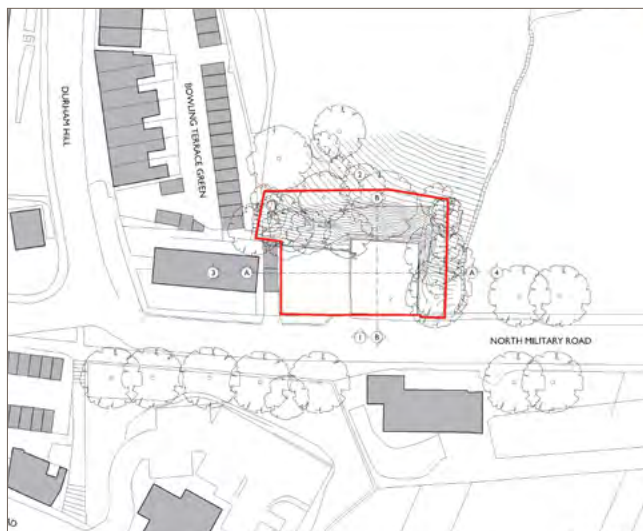
#### Transport

The nearest station is dover priority which is only 0.2 miles away (5 minute walk ) and provides direct links into London St Pancras International.

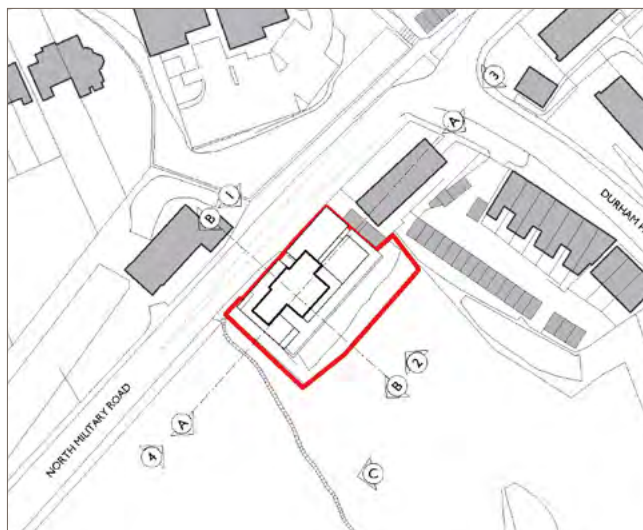
#### Planning permission

Planning permission has now been granted under reference: [19/00287](#) for the erection of 20 apartments with 14 car parking spaces including the erection of a retaining wall following demolition of the existing retaining wall.

#### Existing Site Plan



#### Proposed Site Plan



#### Additional Information

Other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

#### Access

The site can initially be viewed from the roadside.

#### VAT

We have been advised that VAT is not applicable.

#### Financial Contributions

We have been advised that there are no CIL or S106 contributions.

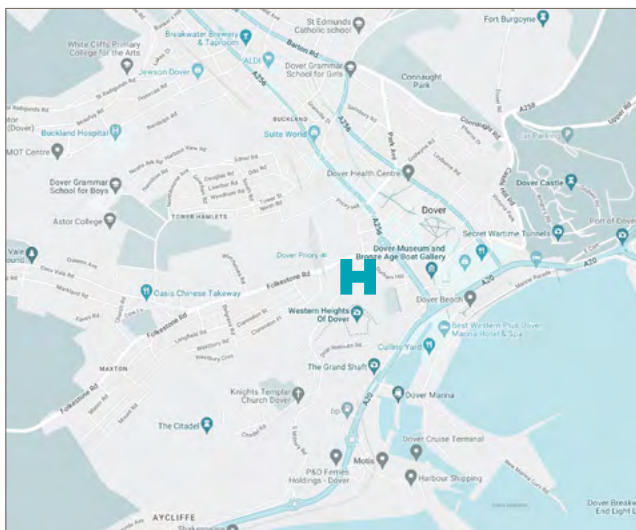
#### Tenure

Freehold.

#### Terms

Highfield Investments are inviting offers in excess of £750,000 for the freehold interest.

#### Site Location



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