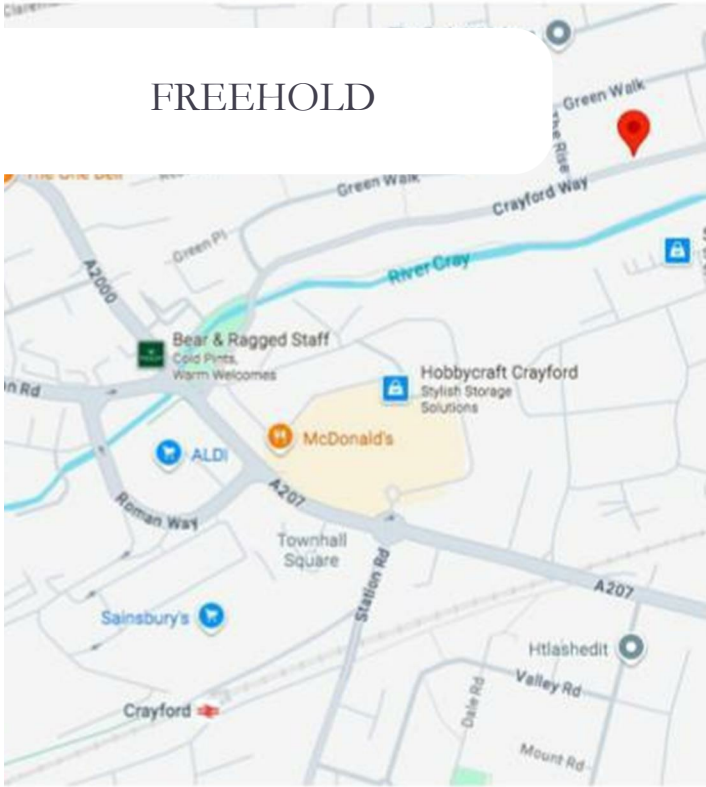


FREEHOLD



Land (EPC Rating: )

108-114 CRAYFORD WAY, DA1 4LF

Open to offers

£260,000

McLains  
— ESTATE AGENCY —



# 0 Bedroom Land located in Crayford Way

We are pleased to present an exciting opportunity to acquire a plot of land located at the rear of 108-114 Crayford Way, Dartford. This empty plot, measuring approximately 0.2 acres, is currently subject to planning, which proposes the erection of three two-storey terraced dwellings, each comprising three bedrooms, along with associated refuse and cycle storage.

The seller is seeking a joint venture partner to assist in completing this promising project, as they have already exchanged on the land but require additional capital to move forward. The gross development value (GDV) of the project is estimated at £1.5 million, with build costs projected to be around £680,000. The seller is open to offers starting at £260,000, making this an attractive proposition for investors looking to enter the Dartford property market.


Dartford, situated in Kent on the edge of Greater London, offers excellent transport links, being just 18 miles from Central London. The area boasts direct rail services to key destinations such as London Bridge and Charing Cross, as well as convenient access to the M25 and A2 for road commuters. The local amenities are plentiful, with Central Park providing a lovely space for relaxation and family outings, and the Dartford Borough Museum offering a glimpse into the town's rich history. Additionally, the renowned Bluewater Shopping Centre is a short distance away, featuring a wide array of shops, restaurants, and entertainment options.



Council Tax Band

Exempt

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on

01582 441225

[info@mclains.co.uk](mailto:info@mclains.co.uk)

[mclains.co.uk](http://mclains.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.