

COPPER HOUSE GREEN

DARTFORD



**NEW BUILD COMMERCIAL UNITS
AVAILABLE IN CENTRAL DARTFORD
1,000 - 4,380 SQ FT**

Bellway | London

A REPUTATION BUILT ON SOLID FOUNDATIONS

BELLWAY LONDON HAS BEEN BUILDING EXCEPTIONAL QUALITY NEW HOMES THROUGHOUT THE UK FOR OVER 75 YEARS, CREATING OUTSTANDING PROPERTIES IN DESIRABLE LOCATIONS

9/10 WOULD RECOMMEND US TO A FRIEND

Bellway London has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway London commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway London home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway London team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Bellway London abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.

Over **75**
YEARS of QUALITY
SINCE 1946

**NEW
HOMES
QUALITY
CODE**



Computer generated image.

DEVELOPMENT NAME

Copperhouse Green

DEVELOPMENT ADDRESS

Lowfield Street, Dartford, Kent

POSTCODE

DA1 1HJ

SUMMARY

Copperhouse Green is a vibrant new mixed-use development in Central Dartford comprising 549 new residential units and four commercial units fronting Lowfield Street. The scheme is conveniently positioned to take advantage of Dartford's excellent amenities, green spaces, and transport connections. The commercial units will benefit from excellent foot traffic, owing to a heavily pedestrianised town centre and the 26 acres of riverside and landscaped gardens on offer in Dartford's Central Park, which is located just behind the development.

A DEVELOPMENT BY BELLWAY

Bellway London has been building throughout the UK for 75 years, creating outstanding properties in desirable locations. During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service, from the site location, to the design of the home and the materials selected, Bellway ensure that their impeccable attention to detail is at the forefront of the build process. Bellway create developments which foster strong communities and integrate seamlessly with the local area.

LOCAL AUTHORITY

Dartford Borough Council

TENURE

Long Leasehold / Virtual Freehold
Use Class A1, A2, A3 & D1

HANDOVER CONDITION

The units are being delivered on a shell and core basis and the occupier will be required to fit-out the units to their exacting specifications.

BE PART OF DARTFORD'S EXCITING FUTURE

Dartford is in the midst of a huge transformation that will bring with it a long list of benefits. The result will be a cleaner, greener, pedestrian-friendly environment that embraces healthy living and welcomes visitors with state-of-the-art facilities. This is your opportunity to claim your place in Dartford's exciting future.

1 | Market Street

- Traffic calming measures
- Pedestrian-friendly improvements
- Easier parking
- 'Pocket park' green spaces
- Traditional civic square
- Improved link from the High Street to Central Park

2 | Fairfield Leisure Centre

- £12m investment
- Refurbished pools
- Poolside sauna
- Fitness studios
- Multi-use sports hall
- 95-station gym
- New café area

3 | The New Co-Op Site

- £75m investment
- Six-screen cinema
- 109-bed hotel
- Five bars and restaurants
- New public square
- Improved pedestrian crossings
- 167-space multi-storey car park
- 37,250 sq ft for restaurant and bar space

4 | Lowfield Street

- Selection of shops
- New café
- Artisan Brewery Quarter
- Improved pedestrian crossings
- Two-way cycling routes



Illustrated map of Dartford town centre.

At Copperhouse Green you have it all within easy reach. Dartford's variety of shops, bars, restaurants and venues are within walking distance, while the River Thames and an abundance of open spaces are just minutes away. Look a little further afield and you will find the unmistakable buzz of the capital at the other end of a short train journey. If you'd like to get away from it all, fantastic road connections make it easy to explore the spectacular coastlines and beautiful countryside that make up the Garden of England.

AN UNRIVALLED LOCATION

CITY AIRPORT

THAMES BARRIER

BARNHURST GOLF COURSE

COPPERHOUSE GREEN

CENTRAL PARK

THE ORCHARD THEATRE

DARTFORD TOWN CENTRE

DARTFORD TRAIN STATION

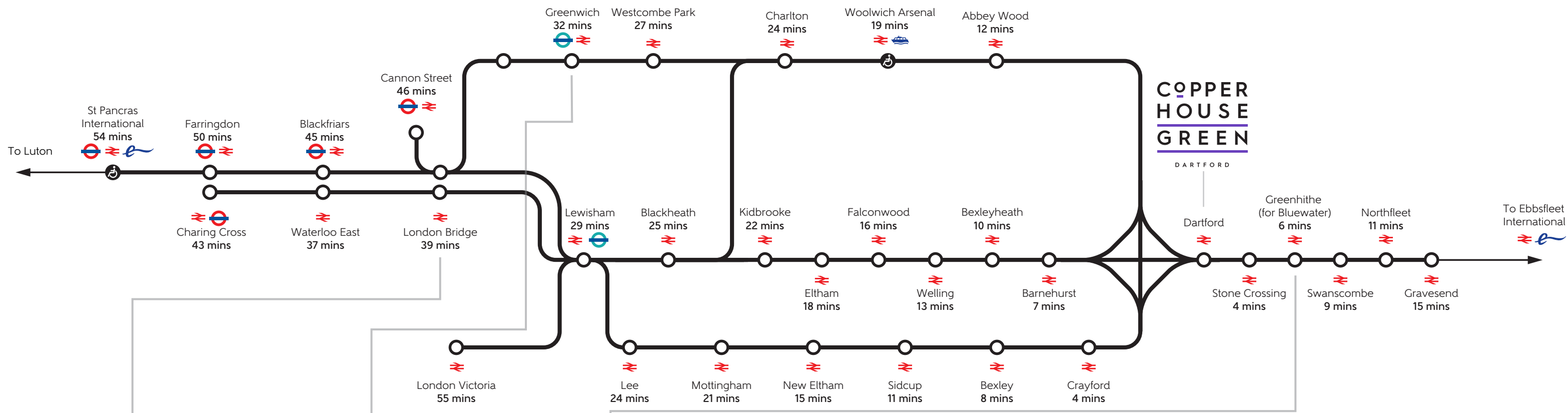
RIVER THAMES

BLUEWATER SHOPPING CENTRE

DARTFORD CROSSING/QEII BRIDGE

CONNECTED TO THE CITY AND BEYOND

Dartford affords excellent connectivity, with the nearby Ebbsfleet International train station acting as a gateway to the Capital, Kent and the rest of Europe. In addition to planned connections with HS2, 57 international Eurostar services depart every week, putting Europe right on your doorstep.



BY ROAD OR BY RAIL, DARTFORD KEEPS THE CAPITAL AND THE COUNTRY WITHIN EASY REACH



LONDON BRIDGE

Mouth-watering cuisine, award-winning attractions and Europe's tallest building - it's all at London Bridge and it's all amazing.



GREENWICH

From its charming boutiques and eclectic market, right through to its world-famous attractions, what's not to love about Greenwich?



BLUEWATER

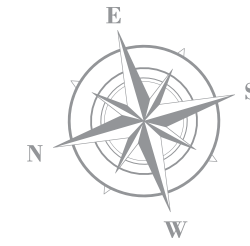
If you need a spot of retail therapy, there are few places better than Bluewater - one of the UK's most famous shopping centres.

	DISTANCE	BY CAR
M25	2.4 miles	7 minutes
DARTFORD CROSSING	3.5 miles	10 minutes
M20	5.8 miles	10 minutes
BLUEWATER	5.2 miles	12 minutes
GREENWICH	11.8 miles	20 minutes
THE O2	12.6 miles	22 minutes
CITY AIRPORT	16.4 miles	35 minutes
GATWICK AIRPORT	33.9 miles	40 minutes
STANSTED AIRPORT	47.8 miles	45 minutes

Travel distances and times by road are approximate only, taken from Google Maps as typical fastest journey time. Travel times by rail are taken from the trainline.com, starting at Dartford train station.

FLOORPLANS

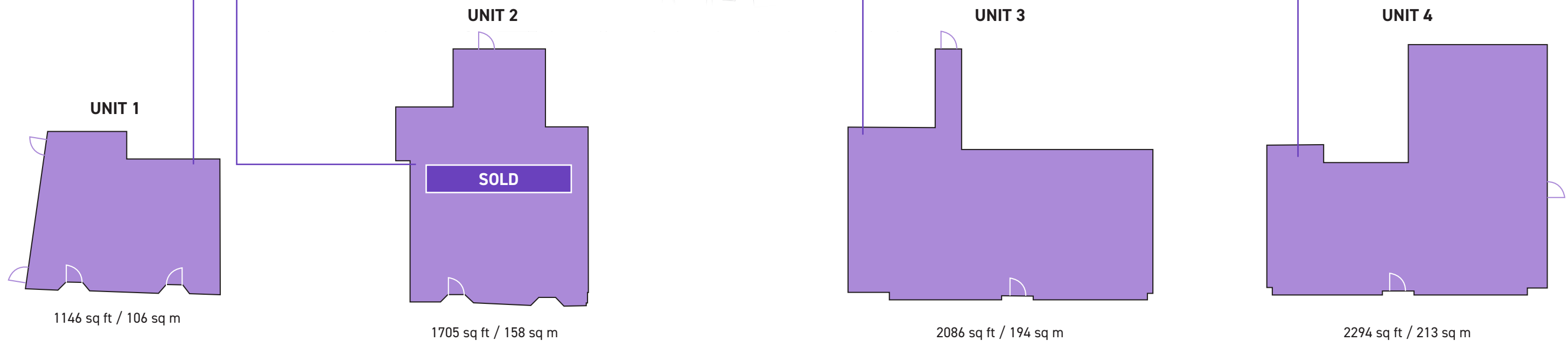
Use Class
 A1 (Retail)
 A2 (Financial and Professional Services)
 A3 (Restaurants and Cafés)
 D1 (Non-residential institutions)
 All units will be delivered on a shell
 and core basis



UNIT	GIA (SQ M)	GIA (SQ FT)
1	106	1,146
2	SOLD	SOLD
3	193	2,086
4	213	2,293



■ Residential
 ■ Commercial



The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Block names are for marketing purposes only.

PLANNING

The proposed shop units have the benefit of planning consent for uses falling within Classes A1, A2, A3 & D1 of the Use Classes Order. The units will be delivered in "shell" form with capped-off services and glass shop fronts installed. Tenants will be responsible for their own fitting out.

TERMS

The units to be sold virtual freehold/long leasehold on new 999 year leases.

Consideration may be given to letting the units on new full repairing and insuring leases subject to covenant strength and lease term.

PRICE/RENT

For enquiries on the virtual freehold, the units are available at £325 per square foot. For enquiries on the long leasehold, the units will be available on new effective full repairing and insuring leases for a term to be agreed subject to upward only rent reviews at five yearly intervals and at a rent of £25.00 per square foot.

ESTATE CHARGE

Each of the units will contribute towards the estate charge of the development. Further details on request.

VAT

The purchase price (or rent) will be subject to VAT at the prevailing rate.

BUSINESS RATES

Business rates are yet to be assessed. Interested parties are advised to make their own enquiries to the Dartford Borough Council Business Rates department.

EPC

Available upon application.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction. The prospective tenant/purchaser is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

VIEWING

Strictly by prior appointment with via the sole selling agents.



Claudio Palmiero

claudiopalmiero@brayfoxsmith.com
T: 07896 205 786

Matthew Smith

matthewsmith@brayfoxsmith.com
T: 07436 976 049