

320-344
High Street



CONSENTED RESIDENTIAL DEVELOPMENT
OPPORTUNITY

Rochester, Kent ME1 1BT



Executive Summary

- A 1.48 acre (0.6 ha) brownfield site on Rochester High Street, directly opposite the entrance to Rochester Riverside.
- Resolution to grant full planning permission (MC/25/0241) for 28 homes: 26 houses and 2 flats, c.34,930 sq ft GIA.
- No affordable housing. S106 contributions of £10,232 (SAMMS and monitoring).
- Freehold, except a small parcel of land held on a long lease (c.333 years unexpired).
- Nos. 340 and 346 High Street are excluded, but available by separate negotiation.

Executive Summary



PROPERTY TYPE

Consented Development Site



SIZE

1.48 acres
34,930 sqft (Total GIA)



COMMERCIAL / RESIDENTIAL

Residential



CLOSEST TRAIN STATION

Rochester
(0.4 miles)



High Street
Rochester



High Street Rochester

About High Street, Rochester

The site comprises approximately 1.48 acres (0.6 hectares) and occupies a prominent position between Rochester and Chatham town centres, directly opposite the entrance to Rochester Riverside. The Riverside development represents a significant regeneration scheme, bringing substantial investment in new residential accommodation, public realm and commercial uses along the River Medway.

The proposed redevelopment involves the demolition of the existing buildings within the red-line site. Nos. 340 and 346 are excluded from the sale and will be retained, although both may be available separately by negotiation. No. 340, currently occupied by Pizza Hut, is a former public house designed by local architect George Bond. No. 346 is occupied by the established Thai Market at ground-floor level, with three residential flats above, each held under separate leasehold ownership.

Rochester railway station is within easy reach and provides direct High Speed services to London St Pancras in approximately 37 minutes, as well as regular services to London Victoria. The location also benefits from excellent road connectivity, with the A2 and M2 providing convenient access to the M25 and the wider South East.





Location

The site is located within a regeneration area where Vistry and Hyde have completed over 500 homes opposite, alongside a primary school, Co-op, Costa, Travelodge and riverside walk, with a further 353 homes approved in 2025. Rochester's Norman castle, England's second-oldest cathedral and historic High Street are all within walking distance, while Rochester and Chatham railway stations are approximately ten minutes' walk away. The A2 and M2 provide links to the M25, and Jackson's Recreation Ground adjoins the site.

Proposed Scheme

A 1.48 acre brownfield site bounded by the High Street, Bingley Road, New Road and the railway. The consented scheme delivers 28 homes around two landscaped courtyards, with access from Bingley Road.

28
Homes in
total

26
3-5 Bed
Houses

34
Parking
spaces

Included in the sale:

- 320–338 and 344 High Street
- Car lot and Bingley Court workshop
- 42 New Road, and land to the south (long leasehold)
- **Not included:** 340 and 346 High Street (available separately)



Planning Details

Reference	MC/25/0241, Medway Council	Affordable	None (viability tested)
Type	Full planning permission	S106	£10,232 (SAMMS and monitoring)
Status	Resolution to grant, Planning Committee [date]. S106 [agreed / in progress].	Parking	34 spaces plus cycle storage
Scheme	26 houses and 2 flats, 2 to 5 bedrooms, 2.5 to 3 storeys	Designations	Star Hill to Sun Pier Conservation Area; Chatham Intra Heritage Action Zone



Proposed High Street elevation. Designed by BPTW, architects of the early phases of Rochester Riverside.

[Link to Full Accommodation Schedule](#)

Further Information:

TENANCIES:

Tenancies can be provided upon request

VAT:

VAT not applicable

PROPOSAL:

Guide Price £2,500,000

VIEWINGS:

Available strictly by appointment only

Contact:

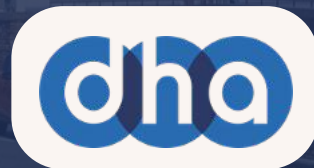
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