



# Rapleys Freehold Sale

Stadium Way, Crayford, DA1 4HR

**RAPLEYS**



# Freehold Sale Prime Development Opportunity

Stadium Way, Crayford, DA1 4HR

## Key information



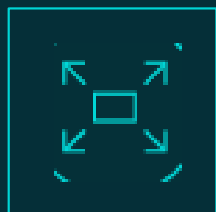
Former Crayford  
Greyhound  
Stadium



Prime Freehold  
Town Centre site  
on 4.3 acres  
(1.7 hectares)



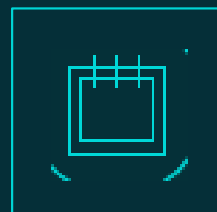
Strategically  
located



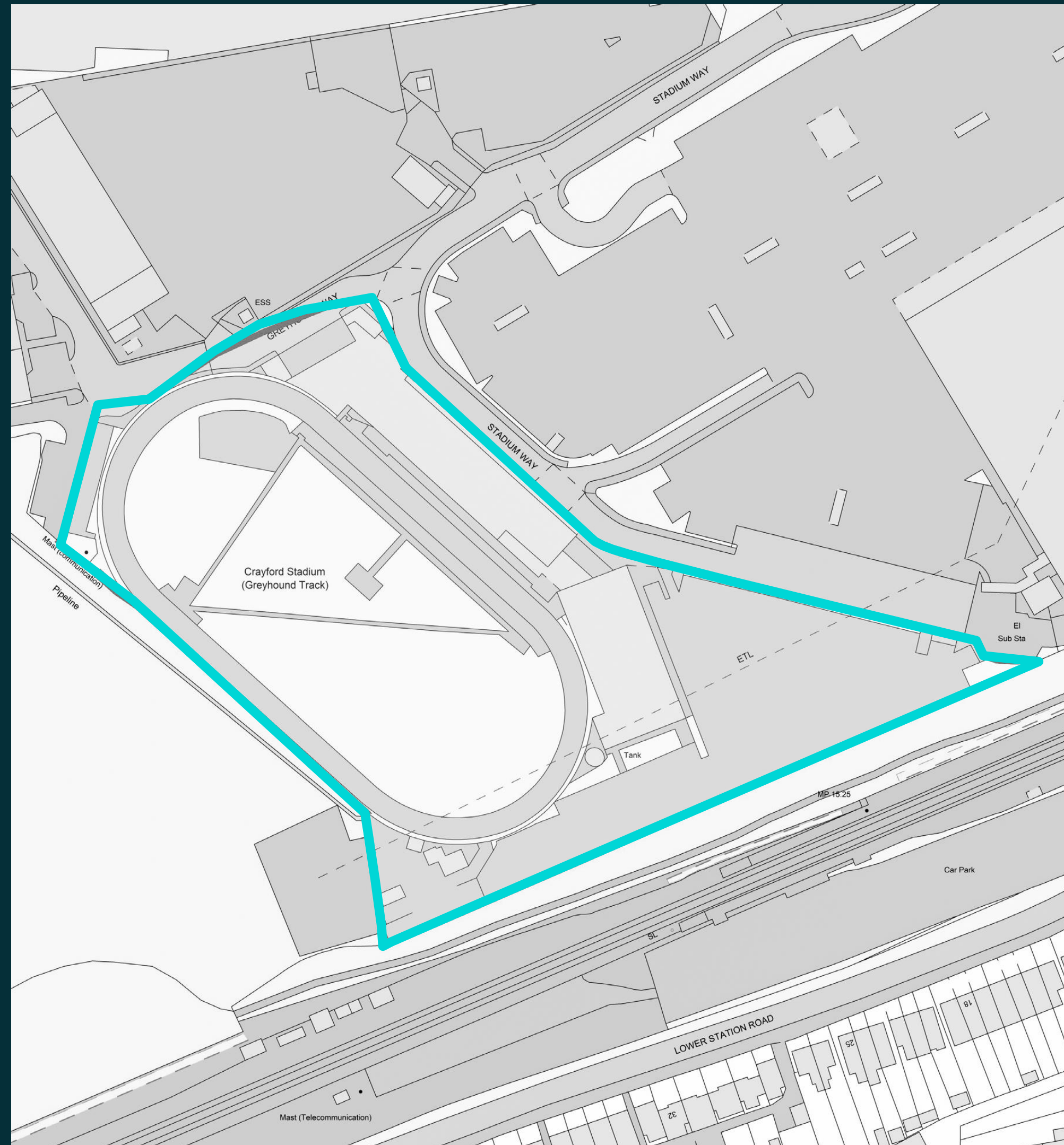
Suitable for  
various types  
of development  
subject to  
planning consent



Unconditional  
offers are invited  
for the freehold  
interest



Closing date for  
offers 12 noon  
on Thursday 6th  
March 2025



## Contact



Alun Jones

07917 536612

[alun.jones@rapleys.com](mailto:alun.jones@rapleys.com)



Serena Esses

07443 053241

[serena.esses@rapleys.com](mailto:serena.esses@rapleys.com)

# Location

Crayford Greyhound Stadium is located off Stadium Way, in the London Borough of Bexley, England.

Situated approximately 15 miles east of Central London and about 4 miles west of the Dartford Crossing, the site is conveniently positioned just half a mile southwest of Crayford Town Centre.

Stadium Way connects directly to Crayford Road, providing access to the A207 and the M25.

Positioned within walking distance to Crayford Rail Station, the site benefits from excellent transport links, offering direct rail services to Charing Cross and Cannon Street, as well as local connections to Gravesend, and Dartford. The location is also well served by local bus routes.

Local amenities include Sainsbury's and Aldi food stores with Tower Retail Park and Acorn Industrial Park situated to the East.

To the north of the site, London Square are on site constructing a new 559 unit residential scheme comprising 1, 2 and 3 bed roomed apartments.

# Description

The site is approximately 4.3 acres (1.7 hectares) and features a greyhound racing track, a leisure centre, and associated car parking.

The stadium comprises a grandstand with bar and restaurant, kennel spaces, storage areas and the existing racetrack.

The site is predominantly level, with an electricity pylon and high-voltage overhead cables traversing the southern corner.

Adjacent to the stadium is the Crayside Leisure Centre, a two-storey building offering a variety of fitness and recreational facilities.

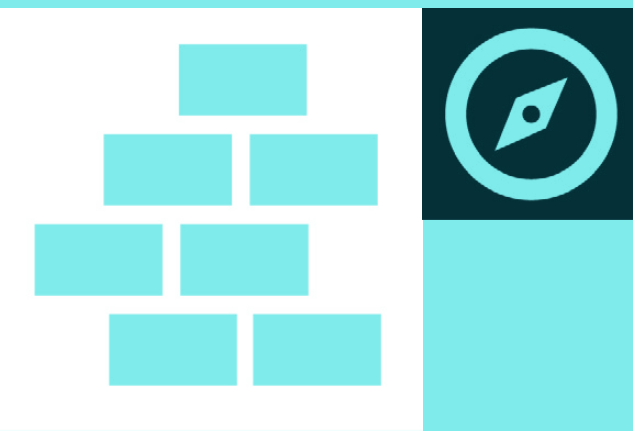
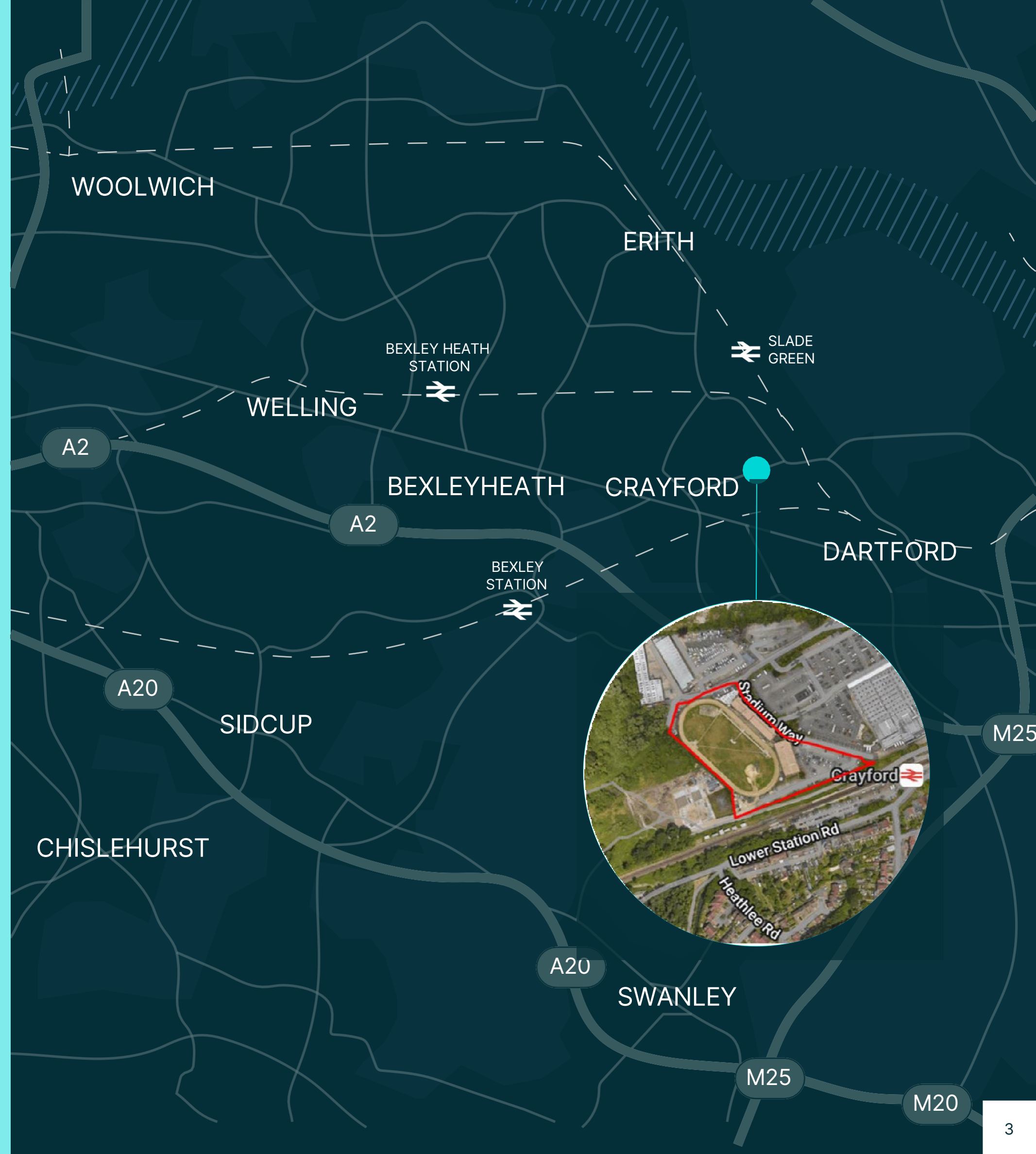
While the stadium has ceased operations following its closure in January 2025, the leisure centre remains operational on a part time basis.

# Tenancies

There is one occupational tenancy affecting the premises which relates to the operation of the Leisure Club.

In addition there is a telecoms mast in the far north east corner of the site, outside of the existing track boundary, but within the freehold sale.

Further details on the terms of the agreement are available in the data room.



# Planning

The site is located within the London Borough of Bexley.

The site is not within a Conservation Area nor are there any listed or locally listed buildings on or adjacent to the site.

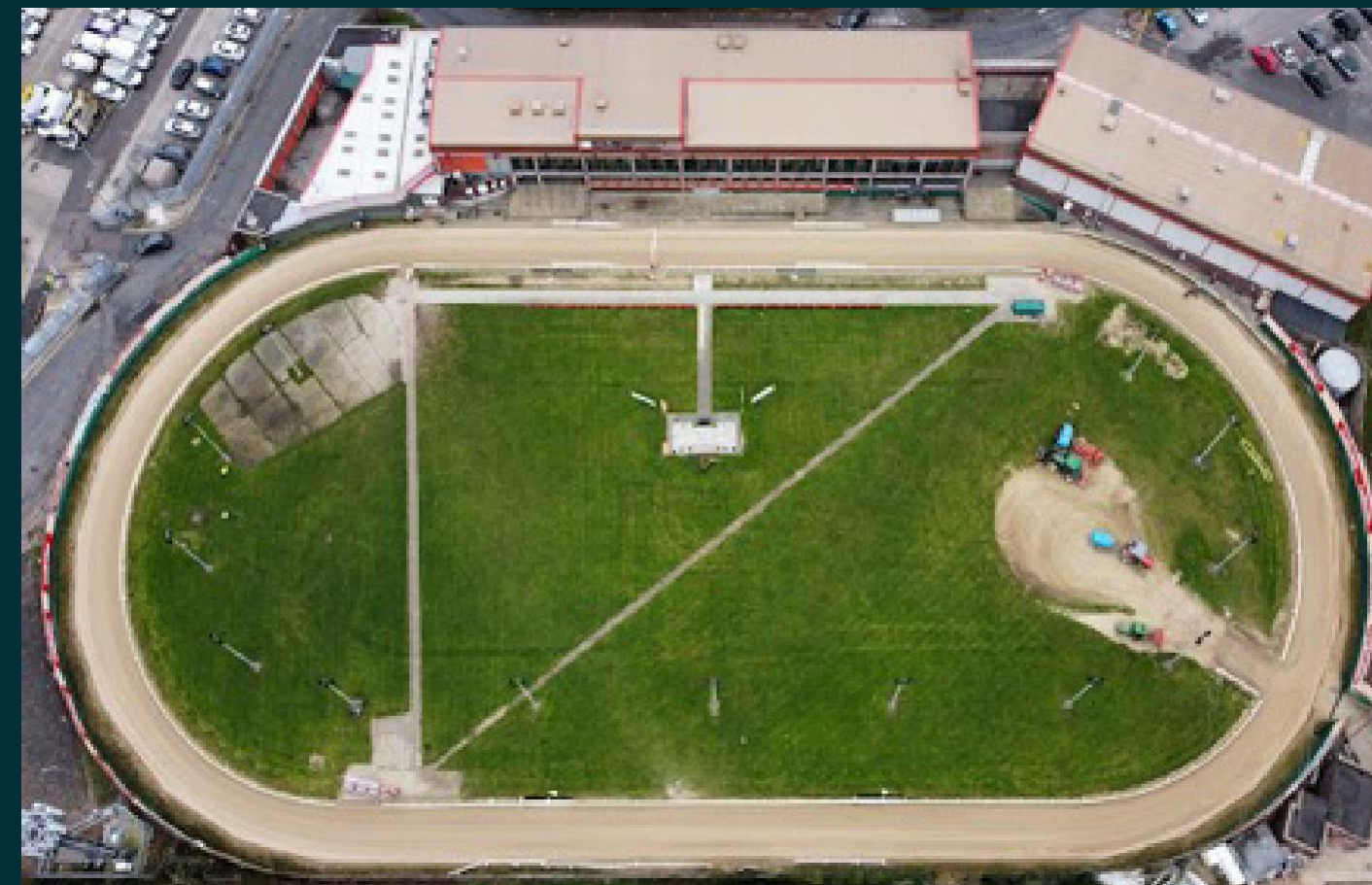
The site is within the Crayford Sustainable Development Location Plan and is identified as an area of Urban Open Space.

The site is currently designated under Use Class D, which encompasses assembly and leisure activities.

Any proposals for redevelopment will need to justify the loss of the Urban Open Space on the basis that the benefits arising from the scheme outweigh the loss.

Interested parties should make their own investigations into the planning potential of the site.

# Crayford Sustainable Development Location Plan





Residential Development

The Site

High Street

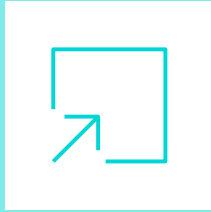
Tower Retail Park

Acorn Industrial Park

Crayford Rail Station

# Further Information

For further information and access to the Data Room, please contact Rapleys directly



## Offers

Unconditional offers are strongly preferred and will be given precedence in the consideration processes.

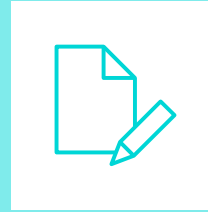
Offers are to be submitted in writing to [alun.jones@rapleys.com](mailto:alun.jones@rapleys.com) by 12 noon on Thursday 6th March 2025

Our client reserves the right not to accept the highest or any other offers received.



## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



## Bid Submission

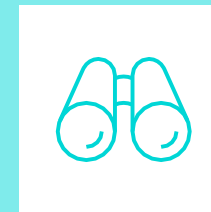
All submissions should include the following information:

- A 10% deposit will be required upon exchange of contracts.
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding and any third-party approvals required.
- Confirmation that you and your solicitors have reviewed all the documentation contained within the Data Room.
- Provide details of the solicitors who will be acting on your behalf in this transaction.



## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



## Viewings

The property can be viewed externally from Stadium Way.

We will be holding specific viewing days and interested parties should contact the agents listed below to make an appointment.

## Contact



**Alun Jones**

07917 536612

[alun.jones@rapleys.com](mailto:alun.jones@rapleys.com)



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