

An aerial photograph of a residential neighborhood. A red outline highlights a specific property, which is a large, multi-story house with a prominent chimney and a gabled roof. The property is situated on a grassy slope overlooking a road. In the background, there are more houses, trees, and a coastline with a beach and cliffs. The sky is clear and blue.

Unconditional or STP Offers Invited

South Cliff Parade, Broadstairs, CT10 1TJ

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SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Overview

The site is located to the west of South Cliff Parade in Broadstairs and represents an excellent development opportunity for potential residential or care/retirement uses. The site comprises of two parcels of land;

Parcel A is 0.8ha (2.17 acres) and comprises of the former Laleham Gap School Site and grounds and includes the existing school building, which is in need of modernisation (viewing not possible), plus associated buildings and play areas. The site is accessible via two existing access points from South Cliff Parade, one by the existing school and a second on the Eastern tip of the site.

Parcel B is 0.16ha (0.42 acres) and separated from the larger parcel by a public footpath. This parcel was formerly playing fields and remains open land, accessible only from Whytecliffs (residential road to the north). An indicative layout suggests the parcel could accommodate two detached houses.

Parcels A and B can be purchased combined or bidders can offer on the individual plots.

Location

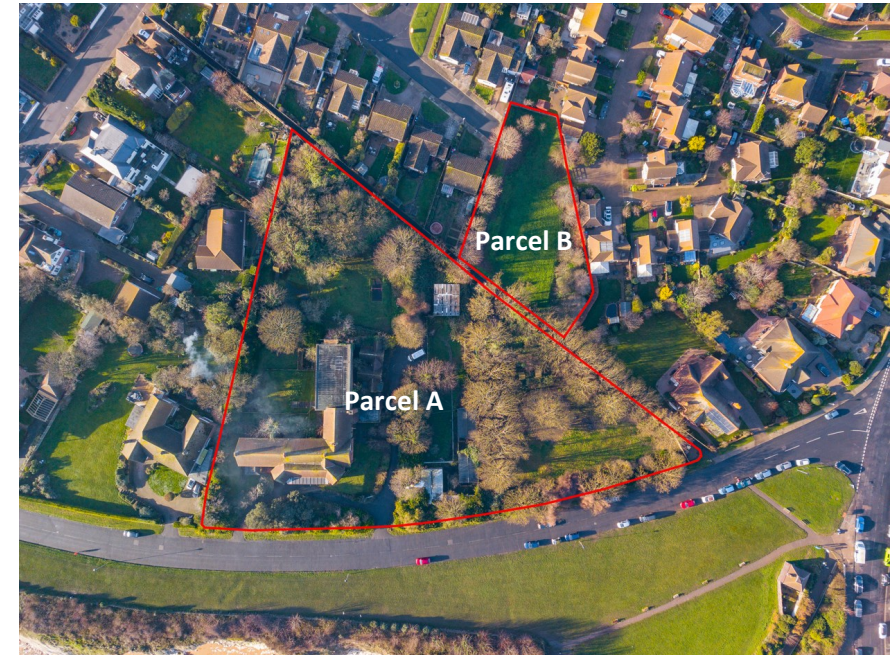
The site is situated within the built confines of Broadstairs, and the surrounding area along South Cliff Parade and Western Esplanade is characterised by luxury residential and flatted development. Dumpton Gap beach is located just 100 metres from the site, while Broadstairs historic town centre is a 3 minute drive to the north, offering a range of local amenities and services.

Transport

The site offers good transport links, with a selection of bus stops located to the west of the site along Colburn Road, Dumpton Gap Road and Dumpton Park Drive, offering direct connections to the centre of Broadstairs, Cliftonville (north), Manston, Acol and Birchington (west). Along with this, Dumpton Park Railway Station is located approximately 850m south west of the site, which provides connections to and from Ramsgate, London Victoria, Faversham and Broadstairs.

Proposed Development

The site is considered brownfield land for planning purposes and is allocated for residential redevelopment. It is sustainably located and subject to achieving a suitable planning consent could also offer an ideal location for care or retirement facilities.



Planning

The site has been allocated for up to 10 residential dwellings in Thanet's adopted Local Plan. There is currently a live planning application on Parcel A for the erection of 9no. 4-bed and 1no. 3-bed dwellings and associated parking following the demolition of the existing buildings ([Planning Reference F/TH/23/1607](#)). There is also a blanket TPO across the site which was put in place to ensure a robust review of the existing trees was carried out before any clearance. There has been positive engagement with the Local Authority and Tree Officer regarding the TPOs and the submitted application retains all the relevant trees, clearly showing the site can come forward for development.

Further Information:

A sale had been agreed last year to the developer that submitted the application. Unfortunately this sale is now abortive and therefore we are offering the site back to the market. Please note, that bidders should not assume that they will be able to benefit from any of the reports and plans carried out to date.

VAT if applicable will be charged at the standard rate.

A data room of additional information is available utilising the below link.

[Former Laleham Gap School, Broadstairs](#)

Offer can be made for both Parcels combined or just for Parcel A or Parcel B separately

Viewings / Enquiries

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