



*Register to bid*



- A freehold development site of 0.18 acres
- Two historic listed buildings, the Chapel Of Royal Sea Bathing Hospital and Royal Sea Bathing Hospital Mortuary
- Planning permission granted for seven dwellings, six flats and a detached property
- Development extent of 7,025 SQFT
- 0.3 Miles to Margate Train Station
- Ideal for investors and developers
- Margate, Kent
- Auction 6 June 2025



*Video Tour Lot 119*

## Auction guide £700,000

### Lot 119 - The Chapel & Mortuary, The Royal Seabathing, Canterbury Road, Margate CT9 5NU

A freehold development site of 0.18 acres comprising two historic listed buildings, the Chapel Of Royal Sea Bathing Hospital and Royal Sea Bathing Hospital Mortuary, with planning permission granted for six flats and a detached property (Title number: TT89014)

**FOR SALE BY AUCTION:** To be sold by public auction on the owner's instruction. A freehold development site of 0.18 acres comprising two historic buildings, the Chapel Of Royal Sea Bathing Hospital and Royal Sea Bathing Hospital Mortuary, with planning permission granted for six flats and a detached property. The chapel and former mortuary, likely designed by James Knowles, were built circa 1880. The use of the buildings ceased in the early 1990s and now form part of a larger development of the original hospital. Both the chapel and former mortuary are Grade II listed. Ideal for investors and developers. To be sold via online bidding on Friday, 6 June 2025.

**Auctioneer's comments:** 'A unique proposition to developers and investors to buy a property to develop a historic site to create premium residential properties in a proven local market'

**Auction date**

The property is to be sold by public auction on Friday, 6 June 2025, with a two-hour online bidding window.

**To view**

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

**Location**

Margate, Kent, 0.3 Miles to Margate Train Station

**Description**

The Chapel: entrance, main hall, storage room, vestry  
The Former Mortuary: two rooms

**Historic England Listing Status**

Chapel Of Royal Sea Bathing Hospital Grade: II List Entry Number: 1241852

Royal Sea Bathing Hospital Mortuary Grade: II List Entry Number: 1033363

**Thanet District Council Planning**

We advise that bidders access the planning through the Thanet District Council website:

<https://planning.thanet.gov.uk/online-applications/>

Planning Application Reference: CD/TH/22/1067

Approved Planning Application Reference: F/TH/04/0700

Approved Planning Application Reference: F/TH/24/0380

Approved Planning Application Reference: L/TH/24/0381

**EPC rating**

Exempt

**Tenure**

Freehold with vacant possession

**Local authority and council tax band**

Kent County Council

Thanet District Council

Council tax band: unknown

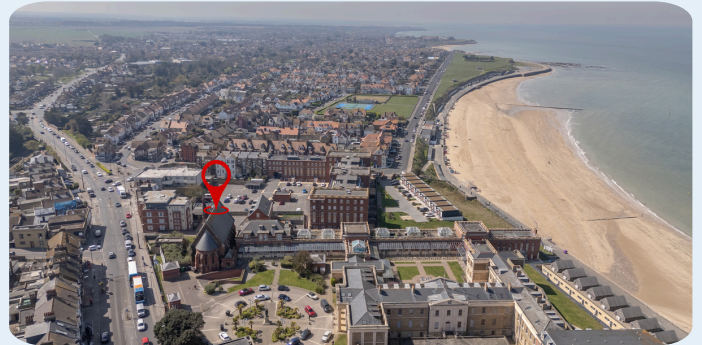
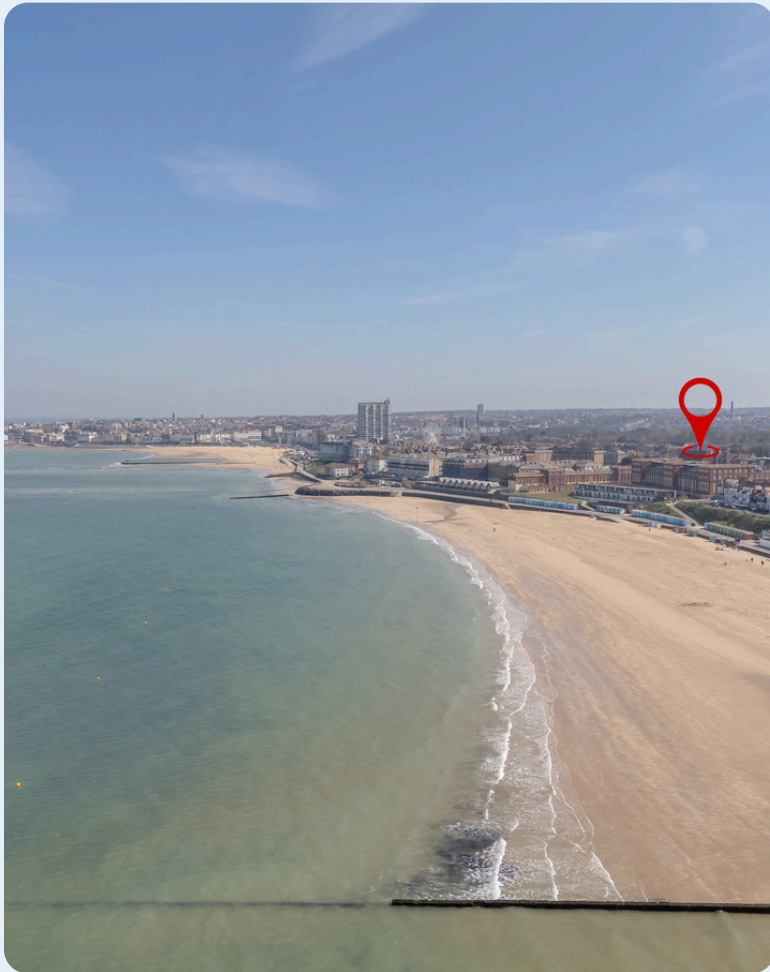
**Pre-auction bids**

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

**Auction fees**

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 1.5% plus VAT (min. fee of £1,900.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.









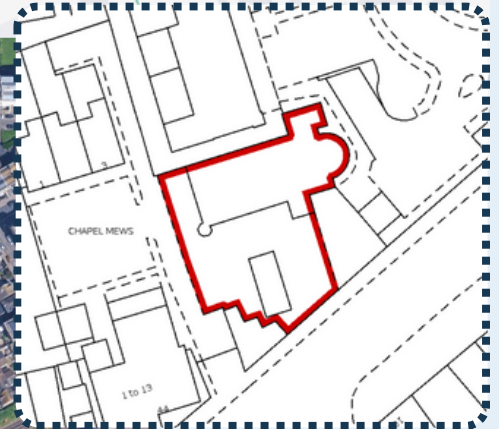
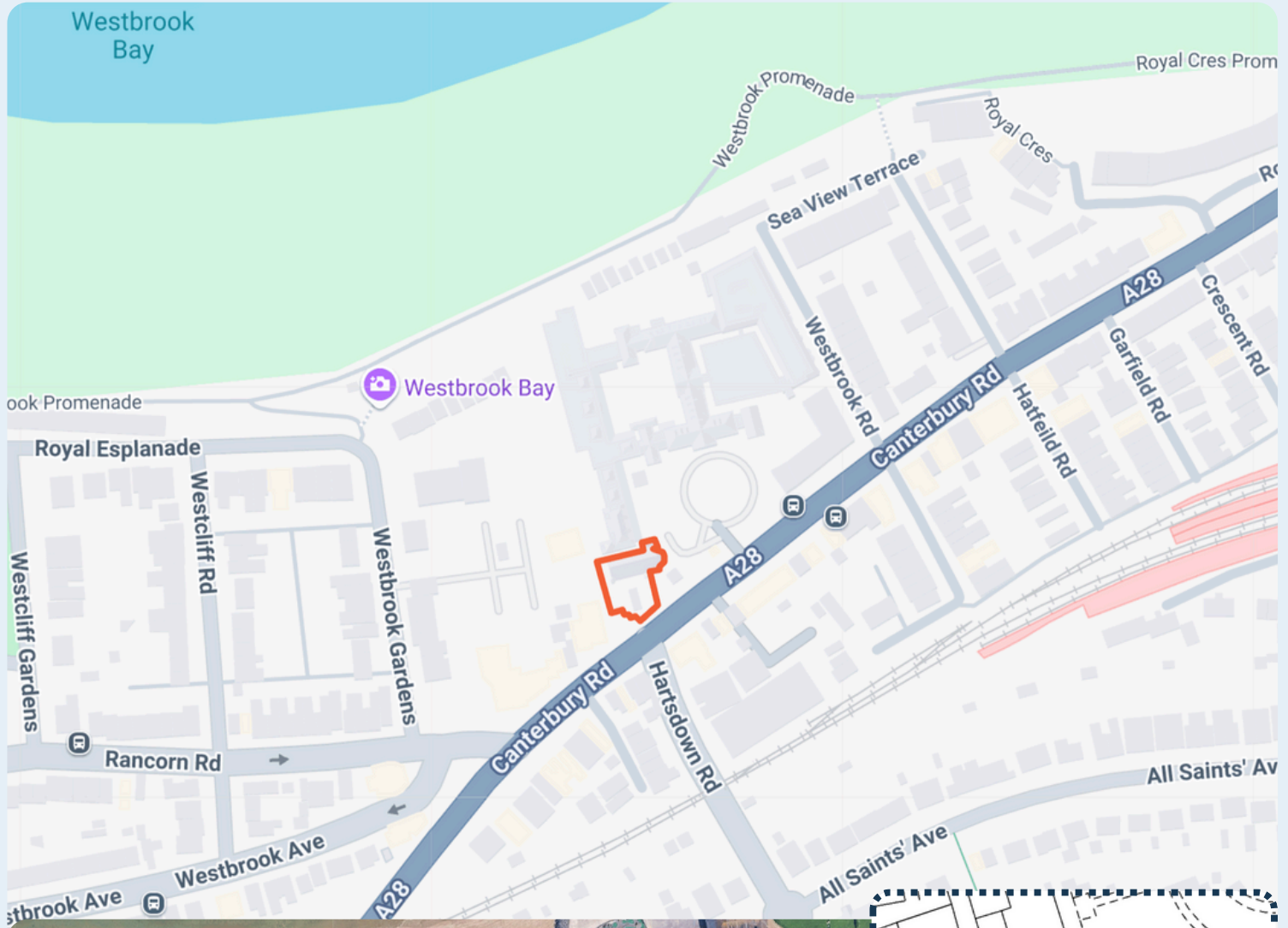












*Book to View*