



Terence Painter

ESTATE AGENTS

- Former Workshop & Yard Premises
- For Refurbishment or Re-development
- Close to Sea Front
- Unique Opportunity
- Planning Consent For a Four Bedroom Dwelling with Studio, Courtyard & Roof Terrace
- Proposed Accommodation of Approx. 300m² (3,250sqft)



4a The Passage Zion Place, Margate, Kent. CT91RS.

Freehold £300,000

SUBSTANTIAL FORMER WORKSHOP & YARD PREMISES WITH PLANNING PERMISSION FOR REFURBISHMENT & REDEVELOPMENT

A great opportunity has arisen to acquire this substantial former workshop and yard premises located close to the sea front at Margate. The premises which have a ground floor footprint of approximately 197 m² (2,120sqft) have more recently been used for storage and now benefit from planning consent for conversion and re-build to form a four bedroom dwelling over two floors of approximately 300m² (3250sqft) with studio, internal courtyard and first floor roof terrace. The property could however be utilised for various alternative commercial or residential schemes, subject to obtaining any necessary planning consent.

The property is accessed via 'The Passage' a small lane leading from Zion Place which also provides access to a number of residential properties. The property features double wooden entrance gates into a covered entrance which leads into a central courtyard area. The former workshops, stores and offices are currently arranged over ground and part first floor levels and surround the courtyard. The property is predominantly brick built with some feature flagstone flooring and has had a temporary protective roof structure installed.

Contact the Agents Terence Painter on 01843 866866 to arrange your viewing appointment.

Location & Access

Via The Passage, Zion Place

The property is accessed via The Passage which is located off Zion Place.

The Building

Entrance

Entrance to the property is via double wooden gates which lead to a covered entrance. There is access into a central courtyard with steps to first floor level.

Measurements

The property has an irregular rectangle footprint with an external front measurement of approx. 18m (59ft) and a right hand return external maximum measurement of approx. 13.20m (43ft). The rear elevation extends to an external measurement of approx. 20.50m (67ft). The premises adjoin a residential property to the left hand side.

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Planning

The property was granted planning consent on 22nd October 2022 under planning reference F/TH/22/0811 for 'Change of use and conversion of commercial building to 1 No. 4 bed dwelling with associated lobby area, first floor roof terrace and internal courtyard, together with rebuilding of the first floor rear extension, and alterations to roof and fenestration.'

The approved scheme makes provision for an open plan living room and kitchen, studio and two store rooms, two shower rooms and a courtyard on the ground floor. At first floor level four en-suite bedrooms, two home offices and two roof terraces are proposed. The property may be suitable for alternative schemes, subject to planning.

Services

We understand that the property currently has a temporary electrical supply and has previously been connected to mains water and drainage.

Viewing

Strictly by appointment with the selling agents, please call 01843 866866.



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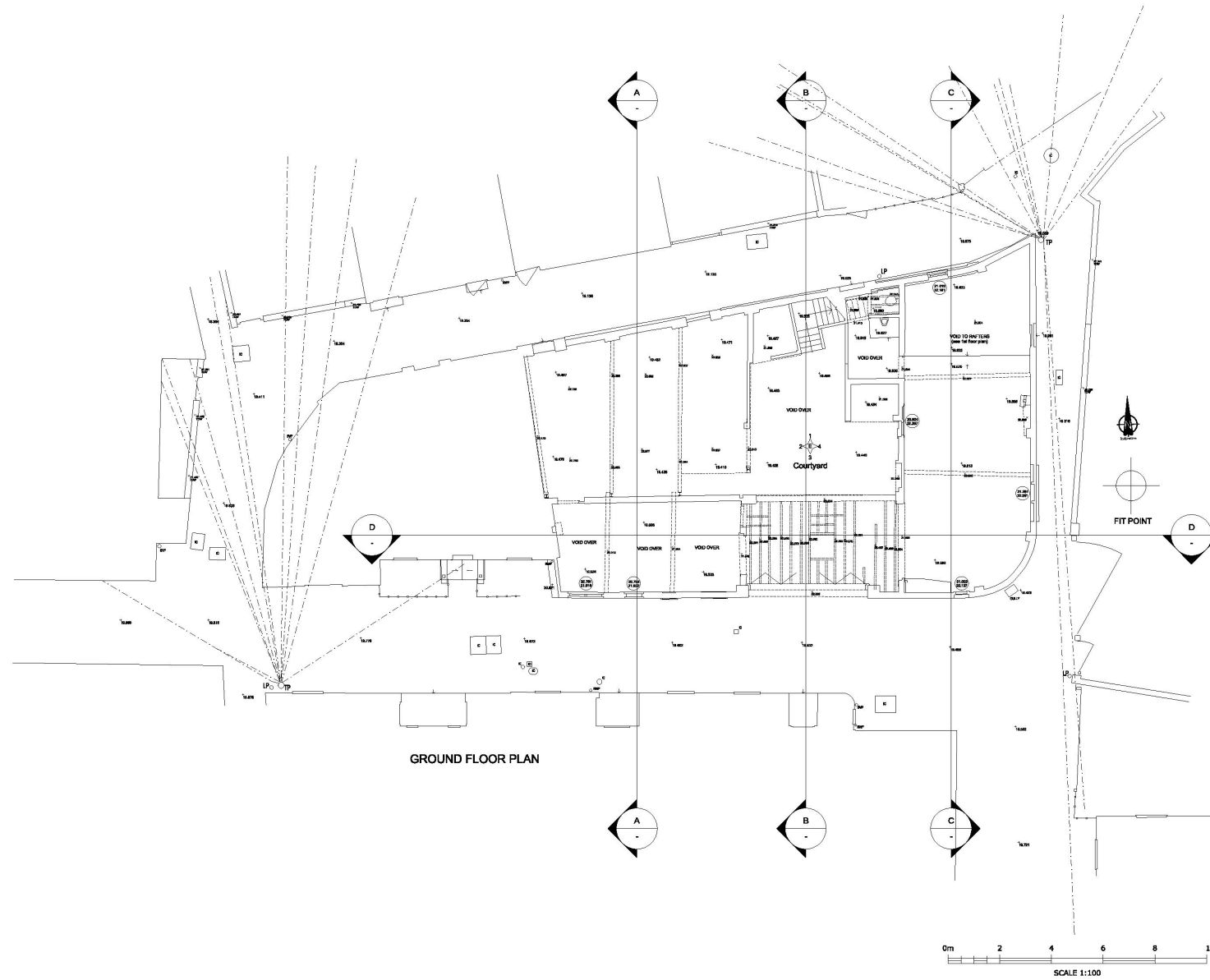


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

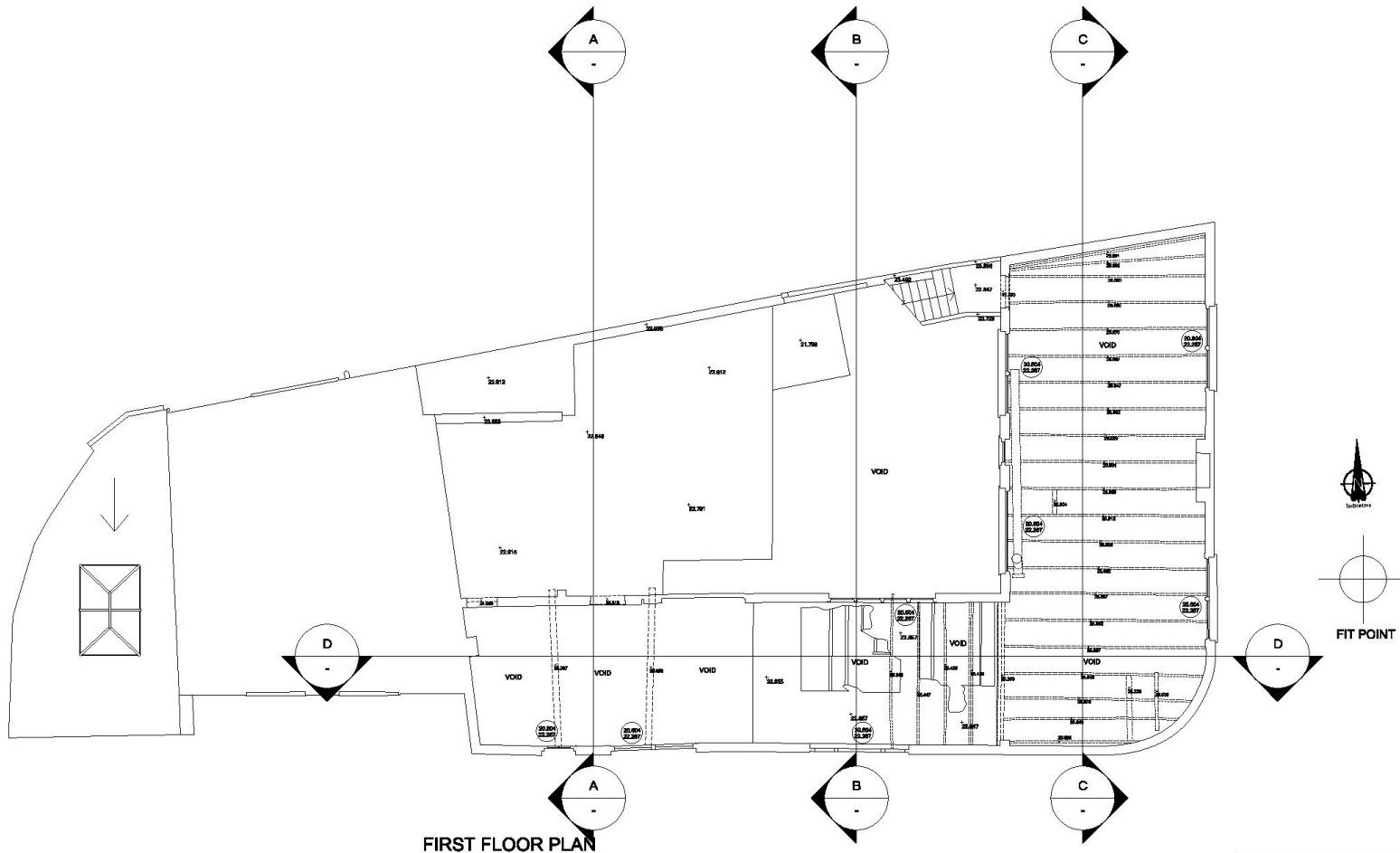
These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



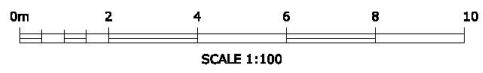
cad SURVEYS	CAD Surveys Ltd. Suite 2 KFC House Canterbury Road Willesborough Aylesford TN24 0BP		
	www.cadsurveys.co.uk	01233 635089	
Project:			
4a THE PASSAGE, CLIFTONVILLE, MARGATE CT9 1RS			
Drawing title:			
EXISTING GROUND FLOOR PLAN			
Scale:	Date:	Drawn by:	
1:100 @ A2	23/03/2022	MS	

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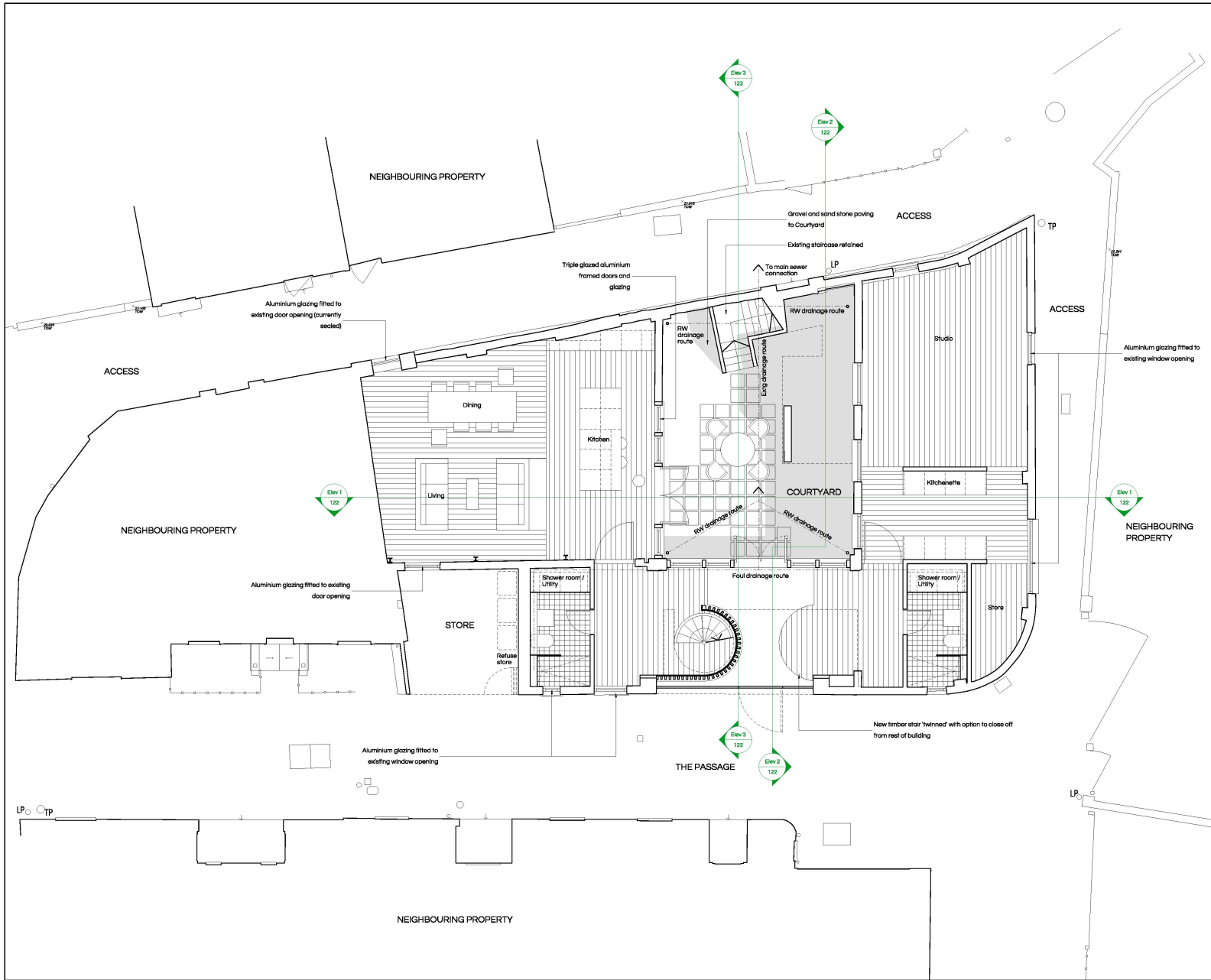
FIRST FLOOR PLAN



cad SURVEYS	CAD Surveys Ltd. Suite 2 KPC House Canterbury Road Willesborough Aulford TN24 0BP		
	www.cadsurveys.co.uk 01233 636089		
Project :			
4a THE PASSAGE, CLIFTONVILLE, MARGATE CT9 1RS			
Drawing title :			
EXISTING FIRST FLOOR PLAN			
Scale:	Date:	Drawn by:	
1:100 @ A3	23/03/2022	MS	

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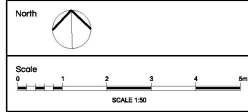
£300,000



Scale from this drawing for planning purposes only. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Report all drawing errors, omissions and discrepancies to the architect.

Notes

PLANNING SUBMISSION



Key Plan

Elev 1
122

NEIGHBOURING PROPERTY

Rev.	Date	Description
C	20.10.22	Stair removed
B	07.09.22	Parking & unit annotation removed
A	28.05.22	Window openings updated

Project
093PSG - 4a THE PASSAGE (Zion Place)

Drawing
PROPOSED GROUND FLOOR PLAN

Scale
1:50 @ A1

Date
20.05.2022

Rev
C

Number
093 - 00 - 111

Status
STAGE 2

RL

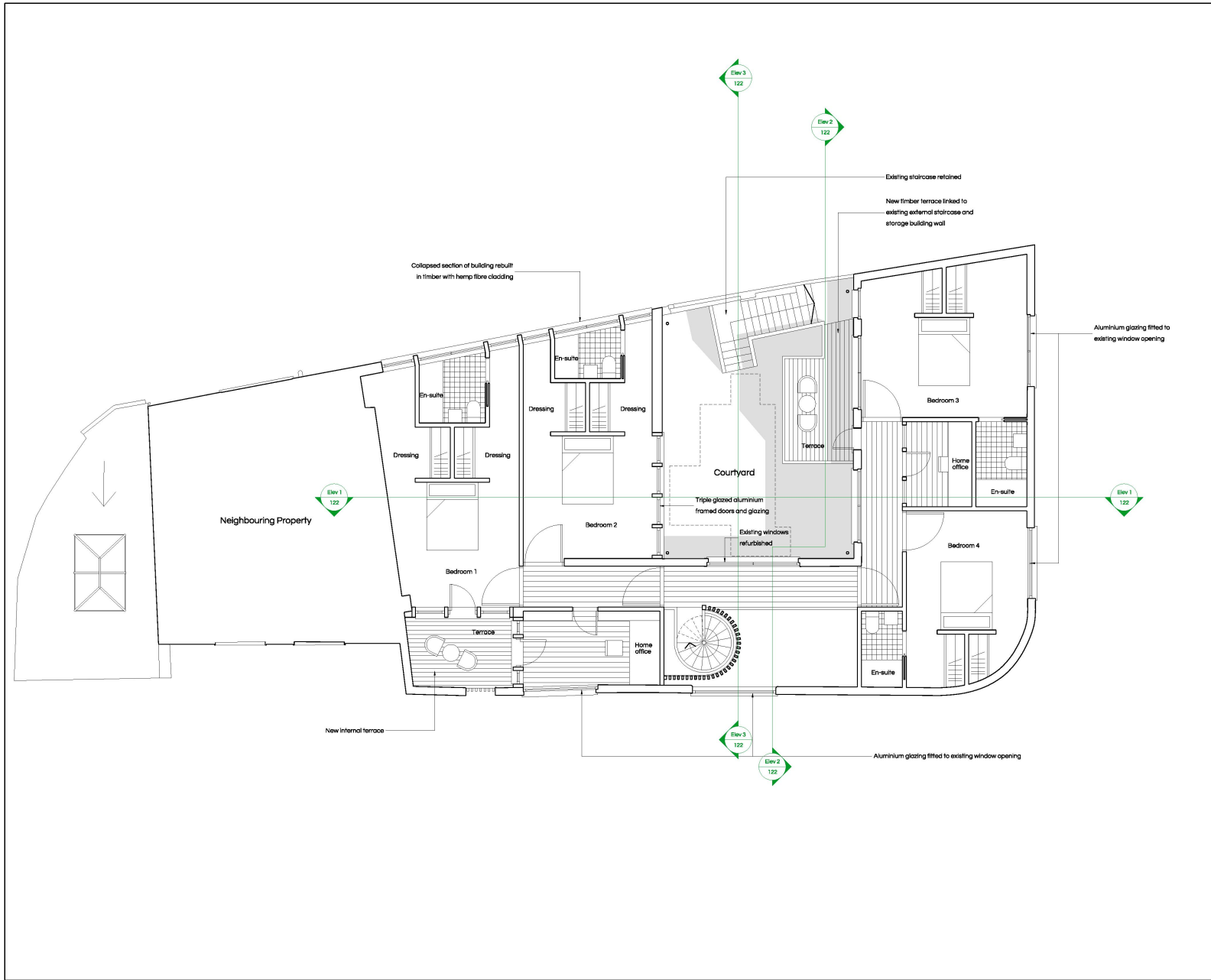
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89 SWEYN ROAD
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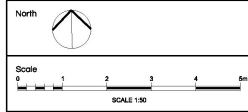
£300,000



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Notes

PLANNING SUBMISSION



Key Plan

Rev.	Date	Description
C	20.10.22	Staircase removed
B	07.09.22	Unit annotation removed
A	28.05.22	Section lines added

Project
093PSG - 4a THE PASSAGE (Zion Place)

Drawing
PROPOSED FIRST FLOOR PLAN

Scale
1:50 @ A1

Date
20.05.2022

Rev
C

Number
093 - 00 - 112

Status
STAGE 2

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