

Residential Development Opportunity

FOR SALE

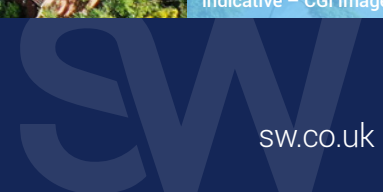


Sanderson
Weatherall



*indicative - CGI Image

Freehold
North Foreland Road, Broadstairs, Kent, CT10 3NT



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- High quality bespoke scheme of 34no. apartments ready for immediate commencement.
- Alternative extant scheme also permitted for 14no. two and three storey houses.
- 1.74 acres (0.70 hectares).
- Sale on behalf of Administrators.

**Residential Development
Opportunity**

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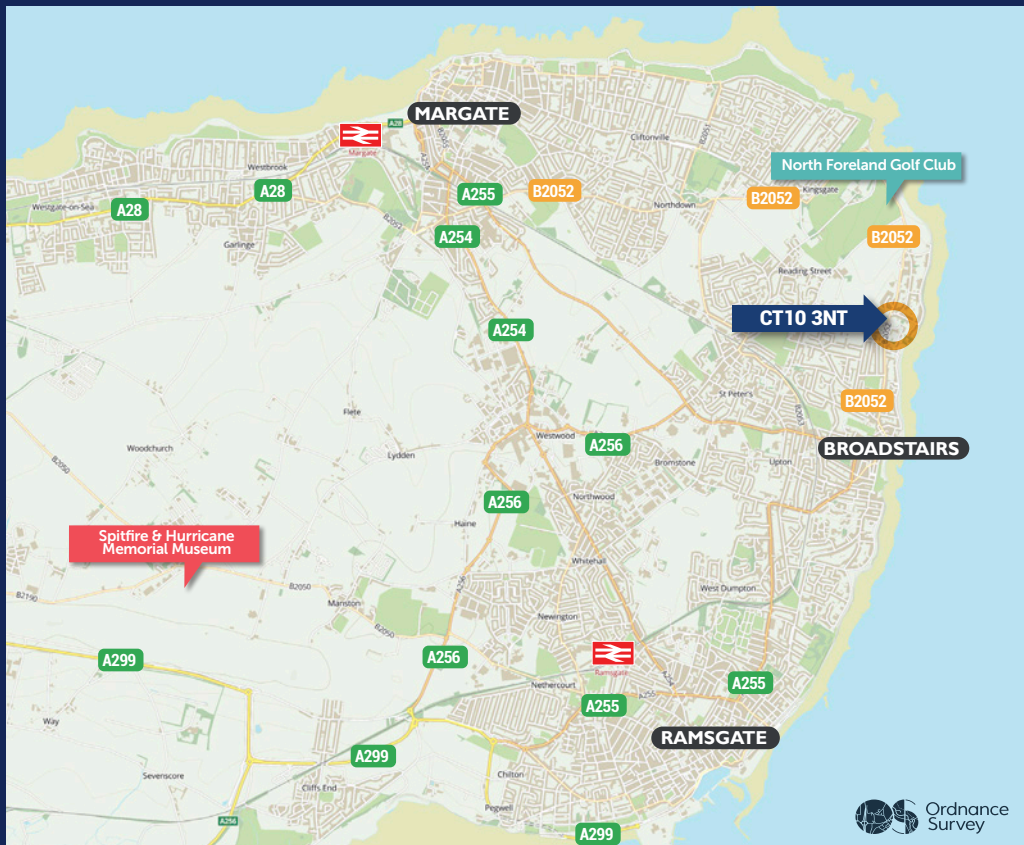
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Location

The property is situated in Broadstairs, Kent around 1 mile north of the town centre and approximately 200m inland from the coast, immediately adjacent to the private Foreland Estate, in a sought after and desirable area of the town.

The site is within close proximity to the North Foreland Lighthouse, North Foreland Golf Course and a number of Blue Flag beaches which are often ranked in the Top 10 in the UK.

Broadstairs is a well-regarded coastal town situated between Margate to the north west and Ramsgate to the south and lies approximately 80 miles south-east of London with the Cathedral City of Canterbury around 20 miles to the west.



Site



Description

The site was previously occupied by Foreland Manor, a substantial detached residential dwelling which has been demolished. Therefore, the property is now a cleared site with a covering of vegetation and gravel and hard standing in the area of the former dwelling.

The property is a sloping site with elevated levels on the western boundary with views towards the sea. The site extends to around 1.74 acres (0.70 hectares).



Master Plan

Proposed Scheme

The proposed scheme features 34 two bedroom apartments in five low rise blocks (A - E) with accommodation across the ground, first and second floors with underground parking. The scheme is laid out in a U-shape orientated towards the coast and the units from the upper floors will benefit from sea views.

The scheme features an underground parking area with 72 spaces and further plant rooms and storage areas. The development is on a sloping site and will feature landscaped grounds and terracing with each unit benefiting from a balcony or terrace.

Block A, close to the road frontage is situated in an elevated position and will benefit from views towards the sea. The main vehicular access is also from North Foreland Road with a ramp leading to the underground parking area.

Each apartment benefits from 2 bedrooms, 2 bathrooms and 2 parking spaces with all units on the upper floors featuring balconies and the ground floor units having private terraces. The development will feature communal landscaped grounds with a terraced central courtyard area.



*indicative – CGI Image



Planning

The property benefits from planning consent under application reference 19/1465 for 'the erection of 5no. part 3 and part 4 storey buildings (including basement parking) to provide 34 no. 2 bedroom self-contained apartments with associated landscaping and access'. Planning was granted on 17 December 2020 and a Certificate of Lawful Use was granted on 11 July 2024 confirming that the consent has been implemented and is therefore protected.

A Section 106 Agreement has been entered into specifying that 30% of the dwellings shall be designated as affordable housing comprising 10no. dwellings with a tenure mix of affordable rental units and shared ownership leases.

In addition, the S106 agreement specifies that various payments are chargeable - the total sums payable amount to £154,780. A full breakdown is available on request.

Alternative Schemes

The site previously benefited from planning consent under reference 17/1755 for the demolition of the existing buildings and the construction of 9no. 3 storey dwellings with associated access and parking together with a swimming pool enclosure to one of the plots.

In addition, a further extant planning consent for the development of 14no. two and three storey dwellings was approved on 17 May 2010 under planning ref. 10/0121. The local authority have confirmed that the consent has been implemented and is therefore protected, offering a developer an immediate alternative option to the current apartment led scheme if desired.



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Services

The site will have connections to mains electricity, gas, water, and drainage once complete, however interested parties should satisfy themselves.

Legal fees

Each party is to bear their own costs as part of any transaction.

Tenure

The property is held on a freehold basis under title number **K498076**. Title documentation can be provided on request.

As far as we are advised, the property is not subject to any onerous restrictions, charges, easements or rights of way. Interested parties will be required to confirm that they have reviewed the title in conjunction with their legal advisors before any offers will be considered.

VAT

VAT will not be chargeable on the sale price.

Price

Unconditional offers are invited for the freehold interest. Parties will be required to demonstrate successful track record and funding of similar purchases.

Contacts



**Sanderson
Weatherall**

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