



The Old Forge, High Street, Garlinge, Margate, CT9 5LY

3-Bed Detached Home with Planning Consent for Four Additional Dwellings

EPC: C Council Tax: D

£625,000





Situated in a sought-after location, this charming three-bedroom detached property sits on a generous 0.42-acre plot, offering an exceptional development opportunity. The property benefits from full planning consent for the erection of four detached three-bedroom homes with associated access and landscaping, following the demolition of a side extension to the existing dwelling.

The current home is well-presented and offers comfortable living accommodation, including a spacious lounge, separate dining room, fitted kitchen, three well-proportioned bedrooms, and a family bathroom.

The extensive grounds provide ample outdoor space, with mature gardens and off-road parking.

This is a prime investment opportunity for developers and self-build enthusiasts looking to capitalize on a ready-to-go project in a desirable area.

PLANNING:

F/TH/22/1284|Erection of 4no. 3 bed detached dwellings with associated access and landscaping following the demolition of a side extension to the existing dwelling.

LAYOUT

The proposed housing layouts have been designed by local Architect Invent Architecture in Whistable.

The Old Forge - Current property new design 1,130

Plots 1 to 4: 1,162 sq ft (107m²)

TOTAL: 5,778 sq ft (536m²)

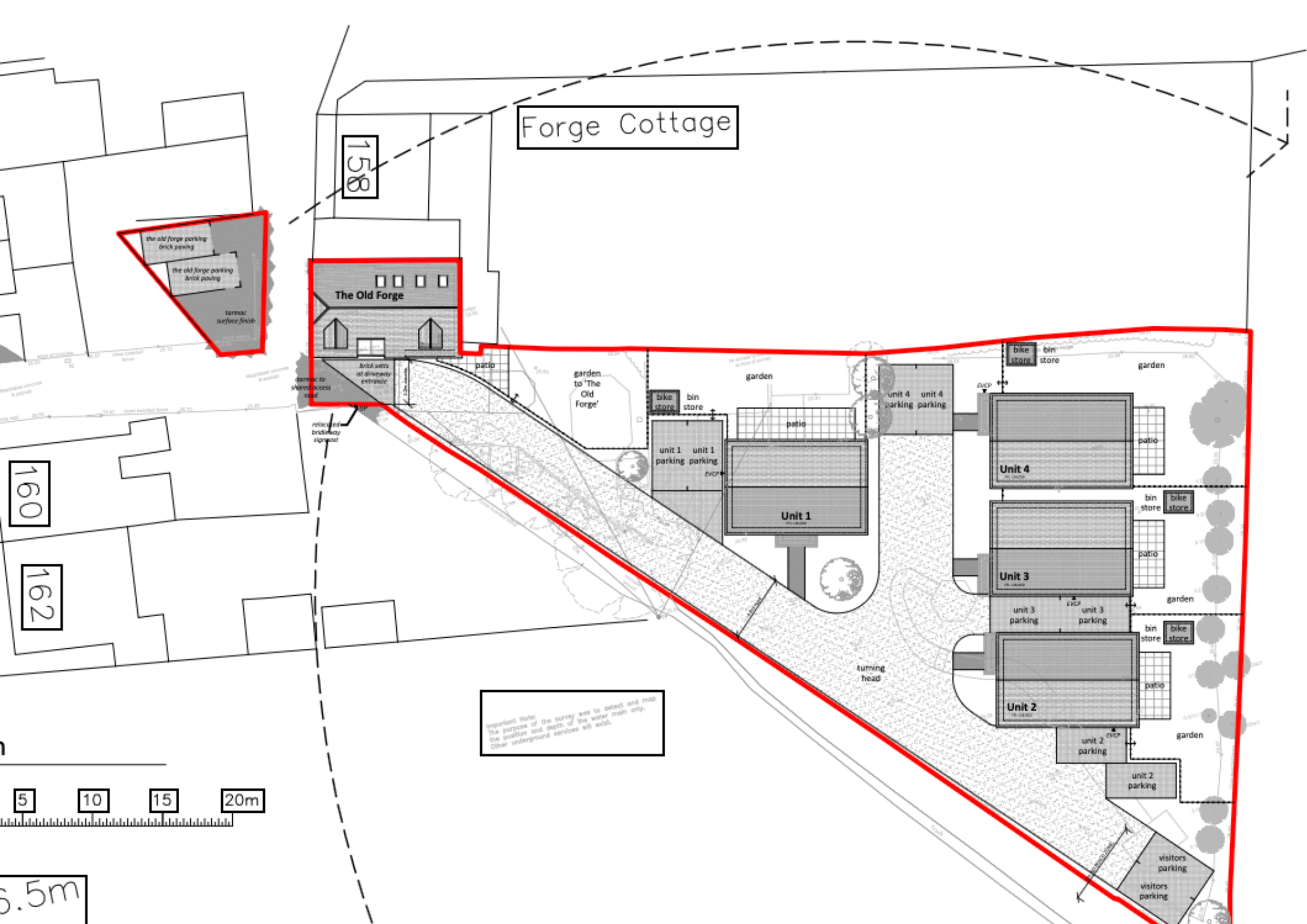
SERVICES:

Vendor has informed me that The Old Forge is currently ran on Oil, Water, Electric & Mains Drainage.

TENURE:

FREEHOLD





Forge Cottage

158

The Old Forge

the old forge parking
brick paving
the old forge parking
brick paving
tarmac
surface finish

brick units
at driveway
entrance

patio

garden
to 'The
Old
Forge'

unit 1
parking

Unit 1

unit 4
parking

Unit 4

Unit 3

Unit 2

unit 2
parking

unit 2
parking

visitors
parking

visitors
parking

Important Note:
The purpose of the survey was to detect and map
the position and depth of the water main only.
Other underground services will exist.

160

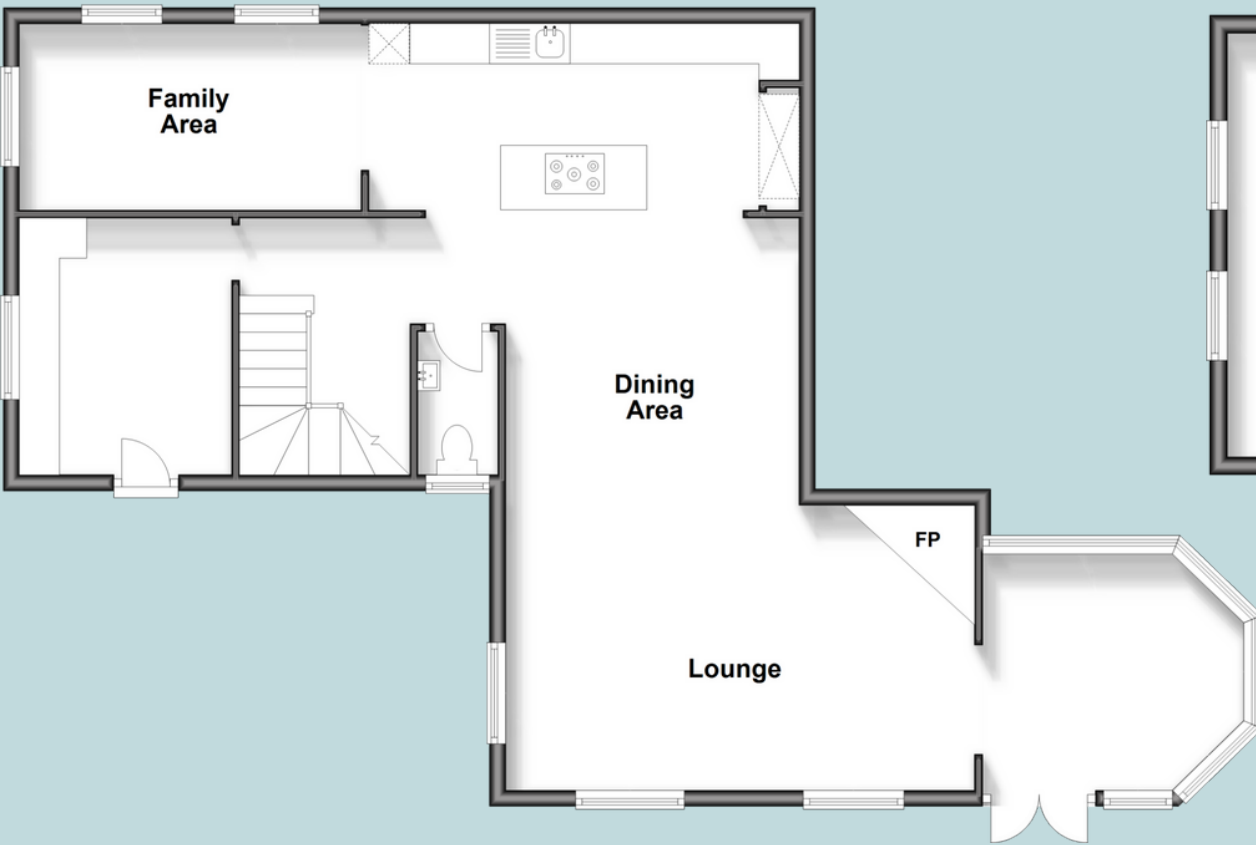
162

5 10 15 20m

5.5m

Ground Floor

Approx. 85.5 sq. metres (920.4 sq. feet)



First Floor

Approx. 70.3 sq. metres (756.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Site Elevation A
1:100



Site Elevation B
1:100

External Materials Schedule

Red Multi Brickwork
Black Cladding
Clay Tiles
Black uPVC Windows + Doors
Black uPVC Fascias + Soffits
Black uPVC Rainwater Goods

METHOD OF SALE:

All offers must be submitted in writing to Jake Sauvage at Footprints Property jake@footprintsproperty.co.uk .

The freehold site is offered to the market with unconditional offers invited.

All offers must include:

1. Offer price for the property.
2. Details of further due diligence required prior to exchange of contracts.
3. Confirmation of funds.

LOCATION:

Garlinge is a charming village on the outskirts of Margate, a popular seaside town on the Kent coast. Combining a peaceful village atmosphere with the convenience of nearby amenities, Garlinge is an increasingly sought-after location for families, professionals, and retirees alike.

Located just under two miles from Margate's vibrant Old Town and sandy beaches, Garlinge offers easy access to a variety of shops, cafés, restaurants, and cultural attractions, including the renowned Turner Contemporary Gallery and the iconic Dreamland amusement park.

The village itself boasts a selection of local shops, pubs, and schools, making it an ideal spot for those seeking a friendly, community-focused environment. Westgate-on-Sea is also close by, offering additional amenities, independent boutiques, and a charming promenade.

For commuters, Garlinge is well-connected with excellent transport links. Margate train station provides high-speed rail services to London St Pancras in approximately 90 minutes, while the nearby A28 and A299 Thanet Way offer easy road access to Canterbury, Ashford, and beyond.

Surrounded by picturesque countryside and stunning coastal scenery, Garlinge is the perfect blend of rural charm and seaside living, making it a highly desirable location to call home.

For Further Information Please Contact Me:

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