



**Westcliff Works, Addington Street Garage 1 - 2,  
Addington Place, Ramsgate, Kent, CT11 9JG**

**Land with Planning for 4 x 3 Bed Terraced Townhouses**

**FOR SALE VIA AUCTION GUIDE PRICE: £320,000-£330,000**



**Clive Emson**   
LAND AND PROPERTY AUCTIONEERS





01 PROPOSED GROUND FLOOR PLAN  
Scale: 1:100 @ A1



04 PROPOSED ROOF PLAN  
Scale: 1:100 @ A1



**An exceptional opportunity to acquire a prime parcel of land with full planning permission for four stylish terraced homes (each 3/4 bedrooms), ideally positioned close to Ramsgate's vibrant town centre and stunning seafront. This well-located site offers developers and investors the chance to create contemporary family homes in a highly sought-after coastal setting. The proposed properties are designed to maximize space and natural light, catering to modern living while being just a short stroll from blue flag beaches, the Royal Harbour, and an array of shops, cafés, and restaurants.**

**With excellent transport links, including Ramsgate railway station providing high-speed services to London, and easy access to major road networks, this location is perfect for commuters, families, and holiday home buyers alike.**

### **PLANNING:**

/TH/22/0602|Erection of 4No part 3-storey, part 2-storey, 3-bed terraced dwellings, with associated parking and amenity space, and retention of existing flint wall along Hertford Place, following demolition of existing Class B2 workshop

### **LAYOUT**

The proposed housing layout has been designed by Del Renzio & Del Renzio a local architect in Ramsgate. The total SQ FT is 1,431 (133 sq m). Properties include a large open plan kitchen/family room, 2 double bedrooms with en-suite to bedroom 3 with the other bedroom having access to family bathroom on the first floor. On the second floor you will find another bedroom with en-suite and separate study or kids room.

### **SERVICES:**

Vendor has informed me that Water, Electric & Drainage is available.



**TENURE:**

FREEHOLD

**METHOD OF SALE:**

PLEASE NOTE THIS DEVELOPMENT SITE IS FOR SALE VIA CLIVE EMSON AUCTION ON 24<sup>TH</sup> JULY 2025

**LOCATION:**

Nestled on the picturesque Thanet coastline in Kent, Ramsgate is a charming seaside town renowned for its stunning sandy beaches, rich maritime history, and thriving community. Boasting one of the country's only Royal Harbours, the town is a haven for boating enthusiasts, with a bustling marina lined with cafés, restaurants, and independent shops.

Ramsgate offers an appealing blend of heritage and modern amenities, featuring elegant Georgian and Victorian architecture, a thriving arts scene, and a range of boutique shops and eateries. The town's lively seafront promenade and award-winning beaches make it a popular destination for families, tourists, and those seeking a relaxed coastal lifestyle.

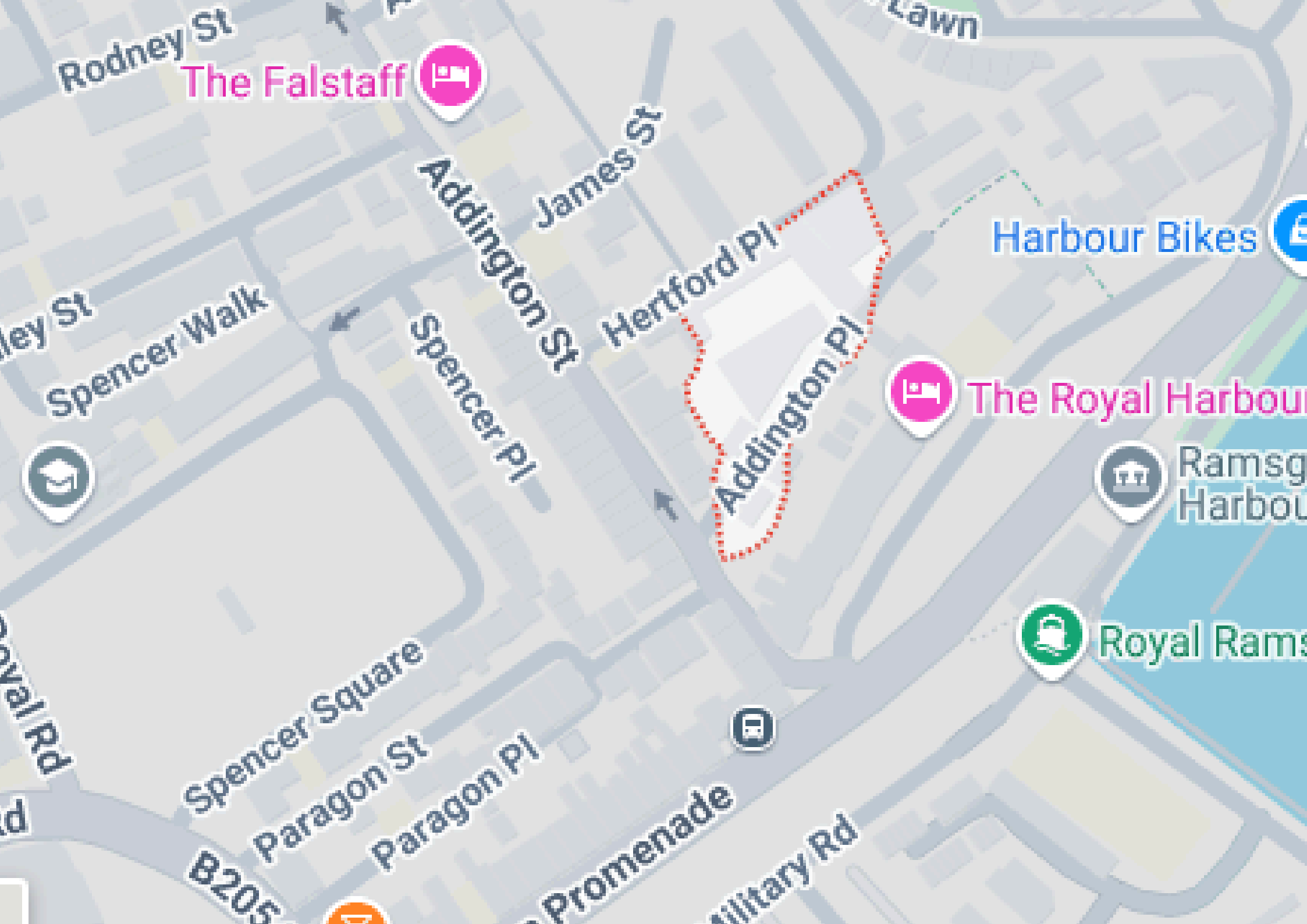
With excellent transport links, Ramsgate is well connected to London via high-speed rail (with journeys to St Pancras in under 75 minutes) and has easy access to major road networks, including the A299 and M2. The nearby ferry port and Eurotunnel also provide convenient links to Europe.

Whether you're drawn to its coastal charm, historic landmarks, or vibrant town centre, Ramsgate is a fantastic place to live, work, and invest in.









Rodney St

The Falstaff



Addington St

James St

Hertford Pl

Addington Pl

Harbour Bikes

The Royal Harbour

Ramsay Harbour

Royal Rams

Spencer Square

Paragon St

Paragon Pl

Promenade

Military Rd

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