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Stonelees Golf Centre Development, Ramsgate, Kent CT12 5DJ

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A Rare Coastal Development Opportunity with Full Planning Permission for 20 Holiday Lodges

Offers in Excess of £600,000

Situated: The site is located within the grounds of Stonelees Golf Centre, a well-established golf facility situated in a semi-rural position on the outskirts of Ramsgate. The property lies approximately 3 miles from the town centre and seafront, and is well placed for access to the wider Thanet area including Sandwich (3 miles), Margate (5 miles), and Canterbury (12 miles).

The A299 Thanet Way is accessible at Cliffsend (1.5 miles), providing a direct link to the M2 and the national motorway network. Ramsgate railway station offers high-speed services to London St Pancras in approximately 75 minutes. The surrounding area is popular with tourists and golfers, with nearby attractions including Pegwell Bay Nature Reserve, the Viking Coastal Trail, and the historic port town of Sandwich.

Directions: From the A299 Thanet Way, take the exit for Cliffsend and follow signs for Ebbsfleet Lane. Continue along Ebbsfleet Lane for approximately 0.5 miles. The entrance to Stonelees Golf Centre is on the right-hand side. The development site is located within the grounds. The nearest postcode is CT12 5DJ.

Description: The site comprises an area of approximately 1.5 hectares (subject to survey) within the curtilage of Stonelees Golf Centre. The land is generally level and benefits from established boundaries and vehicular access from Ebbsfleet Lane.

The Development as Consented Includes:

- 20 x Two-Storey Holiday Lodges (mix of detached and semi-detached)
- Central Site Office/Reception Building
- Dedicated Parking for Residents and Visitors
- Internal Access Roads and Landscaping

The layout has been designed to provide generous spacing between units, with landscaping and screening to enhance privacy and visual amenity. The site lends itself to phased delivery or modular construction, and benefits from a peaceful setting with views across the golf course.

Planning: Planning permission has been granted by Thanet District Council (Ref: F/TH/20/0648) for the construction of 20 two-storey holiday lodges, a site office/reception building, associated parking, and landscaping works. An information pack including the approved plans, Decision Notice, and other supporting documentation is available on request from the Agents e-mail m.chandler@finns.co.uk.

Method of Sale: The property is offered for sale by private treaty with a right reserved to take the property to auction, formal or informal tender at a later date.

Tenure and Possession: Freehold with vacant possession on completion.



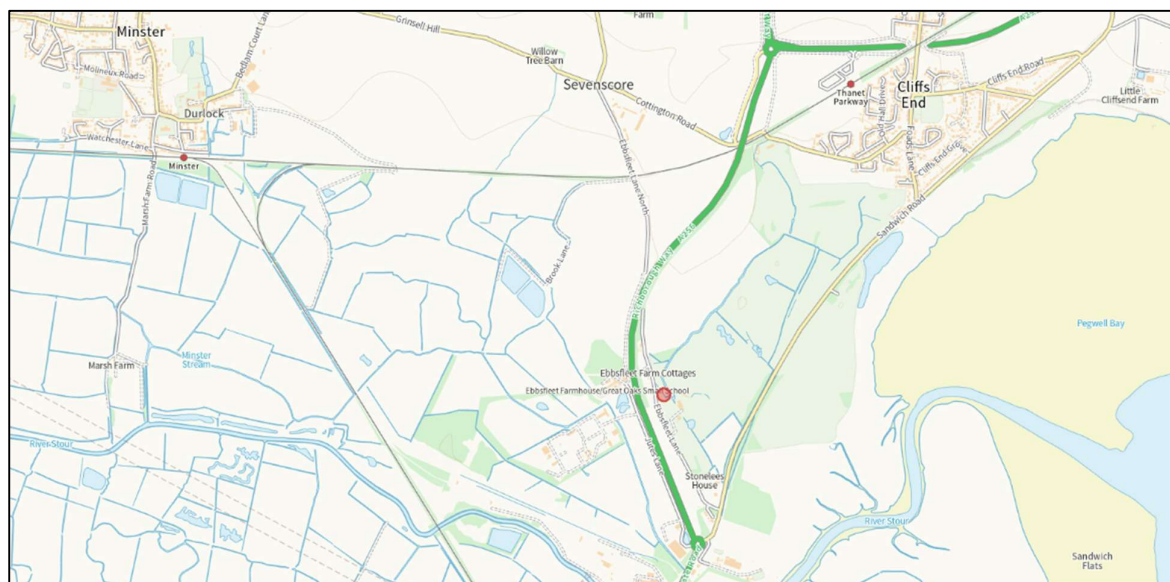
Rights of Way, Wayleaves and Easements: The property is sold to and with the benefit of all existing covenants, wayleaves and rights of way whether public or private specifically mentioned or not.

Services: Mains electricity and water are understood to be available nearby. Drainage is to be provided via a private system (subject to design and approval). Interested parties should make their own enquiries regarding service connections.

Boundaries and Acreages: The purchaser must satisfy themselves of the location of all the boundaries from their own inspection and from the Land Registry plans available. Areas are quoted for guidance purposes only and are given without responsibility which should not be relied upon as fact.

Purchaser Identification: In accordance with Money Laundering Regulations we are now required to obtain proof of identification of funds prior to agreeing a sale.

Viewing: Strictly by confirmed appointment with the Agent email m.chandler@finns.co.uk or 01304 612 147 (Option 3). If you are unsure of any of the details, please speak to Mark Chandler.



Agents Notes

1. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.
2. The Agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.
3. The particulars of this property were produced in July 2025

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