



£1,800,000

Saxon House Tina Gardens, Broadstairs, Kent, CT10 1BJ

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Excellent residential development site Located in the sought after Lanthorne Road area of Broadstairs. This c. 0.59 ha (c. 1.46 acre) site is allocated for residential development and offers are sought on an unconditional (STC) or conditional (STPP) basis.

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## Location

The site is situated in the northern part of the popular coastal town of Broadstairs and under half a mile from the sandy beach at Stone Bay.

It is located around a mile from Broadstairs Rail Station which can be found to the south and here services to London St Pancras International are available with average journey times of approximately 1 hour and 30 minutes.

Broadstairs provides a wide range of local shops and services and further retailers including Marks & Spencer and Sainsburys can be found at the Westwood Cross shopping centre approximately 2.5 miles to the west.

## Site Description

The site extends to c. 0.59 hectares (c. 1.46 acres) and is rectangular in shape and level. It comprises single storey former education building of brick construction under a pitched tiled roof together with an outbuilding and a grassed area of open space to the west of the building.

The site is bounded to the east by a hedge, the west is a belt of mature tree with residential dwelling beyond, to the south of the site is a thinner belt of trees with properties at Tina Gardens beyond, and to another is a tree belt with properties at Newlands Close beyond. The principal vehicular access to the site is via Tina Gardens and there appears to be a pedestrian access to Newland Close.

The immediate residential neighbourhood surrounding the site is characterised by a mix of bungalows and 1970s houses in and round Tina Gardens and large detached properties along Lanthorne Road and Newmans Close.

## Planning and Potential

The site is a former Special Education Needs (SEN) facility that is now allocated for residential development within the Thanet Local Plan that was adopted July 2020. The allocation suggests a site capacity of 14 dwellings.

It is adjacent to Lanthorne Court, at which Millwood Designer Homes Ltd secured planning permission for a scheme of 53 no. 1,2 3, & 4 bedroom dwellings all of private tenure and this scheme is currently under construction. It is understood Millwood dealt with the required affordable housing by way of a financial contribution.

A scheme of 14 no. units would be subject to affordable housing at 30%. It is also understood that there is a group TPO at the western and northern boundaries. The mature trees in the centre of the site are not currently protected. However, the Broadstairs Neighbourhood Plan, that was adopted in May 2021, includes Policy BSP3 that seeks to ensure any developments do not adversely impact on protected or other significant trees. Therefore these trees may have to be retained and this designed into any development proposal.

## Affordable Housing & Tree Preservation Order

In order to be Policy compliant a scheme of 14 no. units will require 30% of the units to be of an affordable tenure. It is understood Millwood Designer Homes Ltd dealt with the required affordable housing by way of a financial contribution.

In addition, there is a blanket Tree Preservation Order of the trees along the northern and western boundaries of the site. An extract of the TPO Plan is available to download.

## Further Information

A Site Plan, the Title Documents, a Report on Title, an EPC and Topographical Study are all available to be downloaded from our website at [www.rpclandandnewhomes.co.uk](http://www.rpclandandnewhomes.co.uk).

## Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

## Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity at the site in order to service and drain the proposed development.

## VAT

It is understood that VAT will not be applied to this transaction.

## Viewing arrangements

It is possible to get a good impression of the site from the public highway. However, should you require a more detailed inspection of the site, prior arrangement will need to be made through the agent. Please contact Graeme Dowd on 07904 372142 to make the necessary arrangements.

## Offers

Offers are sought by way of Informal Tender on either an Unconditional (STC) or Conditional (STPP) basis for the freehold.

Only offers in writing will be considered.

All offers MUST include details of any on site due diligence that will be required prior to an exchange of contracts.

Conditional offers MUST include details of your proposed scheme, your planning strategy as well as any abnormal costs that you have taken into consideration in your offer. Also please include your preferred contract length and planning timescales.

All offers must include evidence to demonstrate that funds are available to complete the transaction.

The closing date for initial offers is Friday 17th November 2023.

Depending on the outcome of the initial round of bids, the vendor reserves the right to seek a further round of best and final bids if it is deemed appropriate.

As a Regulated Industry under Anti-Money Laundering Regulations RPC Land & New Homes will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued to the preferred bidder.

The vendor is not obligated to accept the highest or any bid made.