



On the instructions of Kent County Council



c. 1 ha (c. 2.47 acre) Residential Development Site

Planning Application being Determined for a Scheme comprising 28 no. Units



Land at
Cliffside Drive
Broadstairs
Kent, CT10 1RX

For Sale

Location

The site is located approximately 1.6 miles from Broadstairs town centre which offers a good range of local shops and services. A wider range of shopping and leisure facilities can be found at in the towns of Margate to the north and Ramsgate to the south. In addition, the Westwood Cross shopping complex is approximately 2.5 miles to the west.

The site is around half a mile from Dumpton Park station which offers regular services to London St Pancras and London Victoria with a journey time of around 1 hour 30 minutes and 1 hour 50 minutes respectively.

The site is close to the cliffs offering sea views and is around half a mile from the popular local beach, Dumpton Gap



Site Description

The site extends to c. 1 ha (c. 2.47 acres) in size and is generally regular in shape. There is a slight slope down from west to east across the site. Historically, the site has had no previous planning applications and no previous use. Kent County Council discussed extending the adjacent Holy Trinity School in 2012, but at the time the Governing Body agreed unanimously that this was not appropriate. The site is therefore available for development.

The site is overgrown with mature trees and hedgerows to the borders. It is accessed from Cliffside Drive, a small cul-de-sac providing a mixture of predominantly 2 storey detached dwellings. To the north is Cliffside Drive and the Holy Trinity School and to the south is the Montefiore Bowls and Tennis club. To the west are the rear of private gardens of properties fronting Dumpton Park Drive and the east is a public right of way providing access to King George VI Memorial Park and the cliffs.

Planning & Proposed Scheme

A recent Strategic Housing Land Availability Assessment has suggested the site is suitable for residential development with a capacity of 33 no. dwellings. Following this Kent County Council has sought pre-app advice from Thanet District Council and held a local public consultation.

An Outline Planning Application has now been submitted to Thanet District Council for a scheme of 28 no. units and it is expected this will be registered imminently. The proposed layout shows a mix of detached and semi-detached houses comprising 9 no. 3 beds, 13 no. 4 beds and 6 no. 5 beds. In order to comply with local Affordable Housing policy 30% (8 no.) of the proposed units are designated as affordable.

Further Information

Full details including plans and drawings can be downloaded at www.rpclangandnewhomes.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 availability and sufficient capacity at the site in order to service the proposed development.

VAT

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

Viewing Arrangements

The site can be viewed from the public highway in daylight hours. Should you require a more detailed inspection of the site or the existing property, prior arrangement will need to be made through the agent.

Offers

Offers are sought subject only to the Outline Planning Application being granted. It is anticipated that a sale will be agreed and all legal work completed to enable an exchange of contracts shortly after the planning permission is issued.

All offers must be in writing and must include a complete description of any on site due diligence that will be required prior to an exchange of contracts as well as evidence to demonstrate that funds are available to complete the transaction.

The closing date for offers is **12 noon on Wednesday 4th November 2015**

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

Agents Details

For further information please contact the agents:

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