

Well located former nursing home with full planning permission for part new build part conversion



Proposed scheme comprises 1 no. 1 bed Apartment, 1 no. 2 bed Duplex Apartment, 1 no. 2 bed Semi-Detached House and a terrace of 4 no. Mews Houses



Former Springfield Nursing Home

Hengist Road
Westgate on Sea
Kent, CT8 8LP

For Sale

Location

Located in the popular and attractive seaside town of Westgate On Sea, the site is less than a 1/4 of a mile from the sandy Westgate Bay.

There are a range of local shops and services in the town centre. A wider range of shopping and leisure activities are available in the local towns of Margate, Broadstairs and Ramsgate as well as the Westwood Cross shopping centre which is around 4 miles to the east.

Westgate On Sea railway station is half a mile to the east and offers regular services to various London stations including a high speed service to London St Pancras with a journey time of around an hour and a half.

The site is just off the A28 which links to the A299 Thanet Way at St Nicholas then the M2 at Boughton around 27 miles west.

Site Description

The site extends c. 0.2 ha (c. 0.5 acres) in size and is triangular in shape. Current development at the site comprises an attractive three storey period building with a more recent extension to the rear. The building sits roughly in the centre of the site and there is an in/out drive to the front and large garden to the rear. The boundaries of the site are predominantly mature hedges and trees, beyond which on all sides is the Westgate & Birchington Golf Course providing an open and attractive outlook.

Planning and the Proposed Scheme

Thanet District Council granted full planning permission on the 18th April 2018 under planning reference FL/TH/17/0358 for the change of use from a nursing home to 3 no. apartments with a new first floor and two storey extension plus some demolition and the erection of 4 no. 3 bed mews houses in the grounds with associated parking and landscaping.

The consented scheme proposes the house being extended and converted to provide a 2 bed semi-detached house, a 1 bed apartment and a 2 bed duplex apartment. The 2 bed house provides accommodation over 2 floors with a lounge and kitchen/family room on the ground floor with 2 bedrooms (one with en-suite) and a family bathroom on the first floor. The 1 bed apartment shows an open plan kitchen/living/dining area with large bathroom and bedroom. The duplex apartment shows an open plan kitchen/dining/living area with bedroom 2 and the main bathroom on the first floor with the master bedroom with en-suite and dressing room on the second floor.

The layout of the 4 no. Mews Houses show a lounge and kitchen/dining room on the ground floor with 2 no. bedrooms and the family bathroom on the first floor and the master bedroom with en-suite on the third floor.

Externally the Mews Houses and the 2 bed semi each have a private rear garden and the site plan shows 15 no. parking spaces for the development.



Schedule of Accommodation

Plot 1	1 bed apartment	59.14 m2	637 sqft
Plot 2	2 bed duplex	100.2 m2	1,079 sqft
Plot 3	2 bed semi detached house	111.78 m2	1,203 sqft
Plots 4-7	3 bed mews houses	106.85 m2	1,150 sqft

Further Information

Copies of the planning documents and proposed plans and elevations as well as other reports are available to download from our website 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 and drain the proposed development.

VAT

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

Viewing Arrangements

If you would like to gain access to the property to undertake an inspection of the interior prior arrangement will need to be made. Please contact Graeme Dowd on 01634 835900 or 07904 372142 to make the access arrangements. All inspections are undertaken at your own risk.

Offers

Unconditional offers are invited by way of informal tender for the freehold interest, subject only to contract. The closing date for offers is **Friday 15th February 2019**.

All offers should be accompanied with evidence of funding, your anticipated timescale from agreement to an exchange of contracts and details of any on-site due diligence that you intend to undertake prior to an exchange of contracts.

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.

The vendor's are not obligated to accept the highest or any bid made.

Agents Note

Please note that on this transaction the vendor has requested that RPC Land & New Homes Ltd seek our fee from the purchaser on an introductory basis at a rate of 2% +VAT of the agreed purchase price payable on completion. We will seek written confirmation that you agree to pay our introductory fee before any offer is put forward to the vendor.

Agents Details

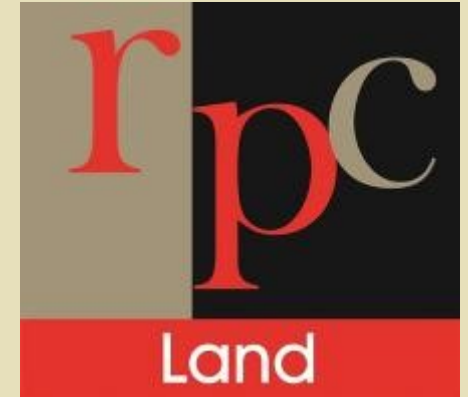
For further information please contact the agents:

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