

# Attractive Residential Development Site

Offered with outline consent for part demolition/refurbishment of the existing house to create a 3 bed detached home and the construction of 4 no. new detached houses in the garden land to the rear.



## The Old Forge

Birds Avenue, off High Street  
Garlinge  
Kent, CT9 5LY

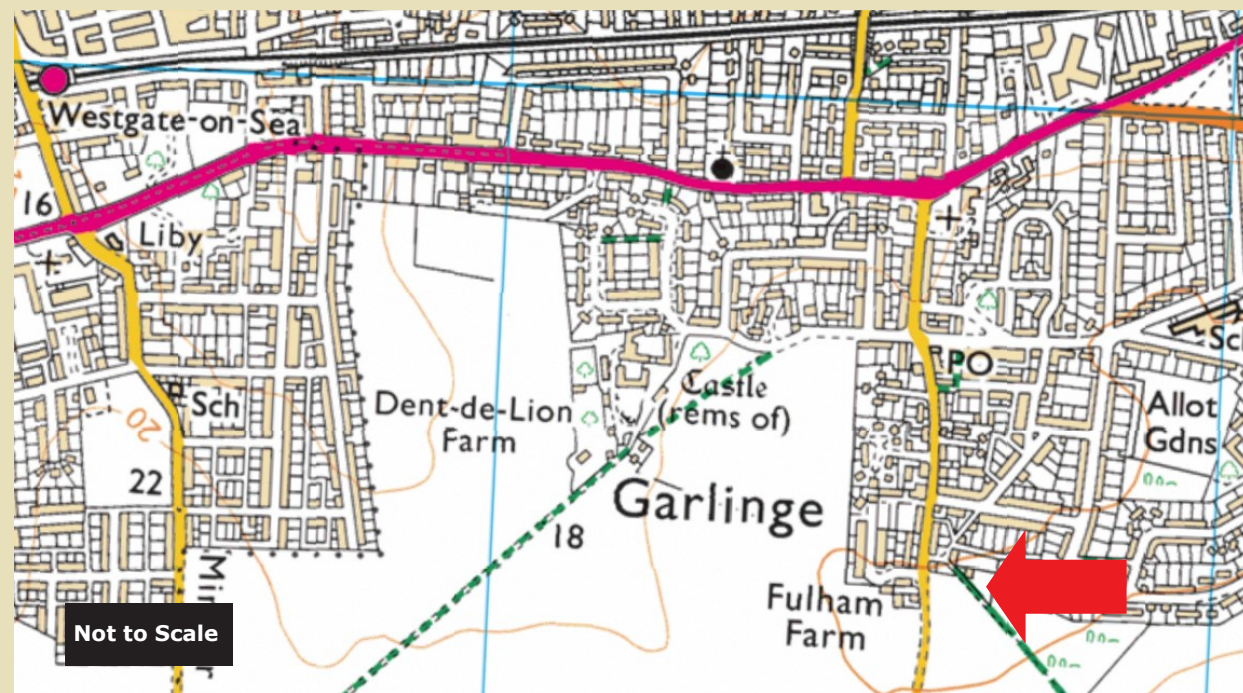
**For Sale**

## Location

The site is located in the small settlement of Garlinge, which is sandwiched between the ever popular Westgate-on-Sea and regeneration town of Margate.

There are a range of local shops and services on the High Street and a wider range of shopping and leisure activities are available in the local towns of Westgate-on-Sea, Margate, Broadstairs and Ramsgate as well as at the Westwood Cross shopping centre which is around 3.5 miles to the east.

Westgate-on-Sea railway station is around a mile to the west 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.



## Site Description

The whole site extends c. 0.17 ha (c. 0.42 acres) in size and is in two parcels. The main parcel is triangular in shape and generally level. Current development at the site comprises a bespoke built timber clad detached 4 bed property with a swimming pool to the rear and separate detached 1 bed annex. Beyond this is a large garden mainly laid to grass with mature trees and hedgerows to the boundaries. The second parcel is to the front of the house and is laid to hard standing and is currently used for parking. Located on the southern fringe of Garlinge there is a bridle way running along the southern boundary and fields beyond to the south and east. There are private gardens to the north and the village centre to the west.

## Planning and the Proposed Scheme

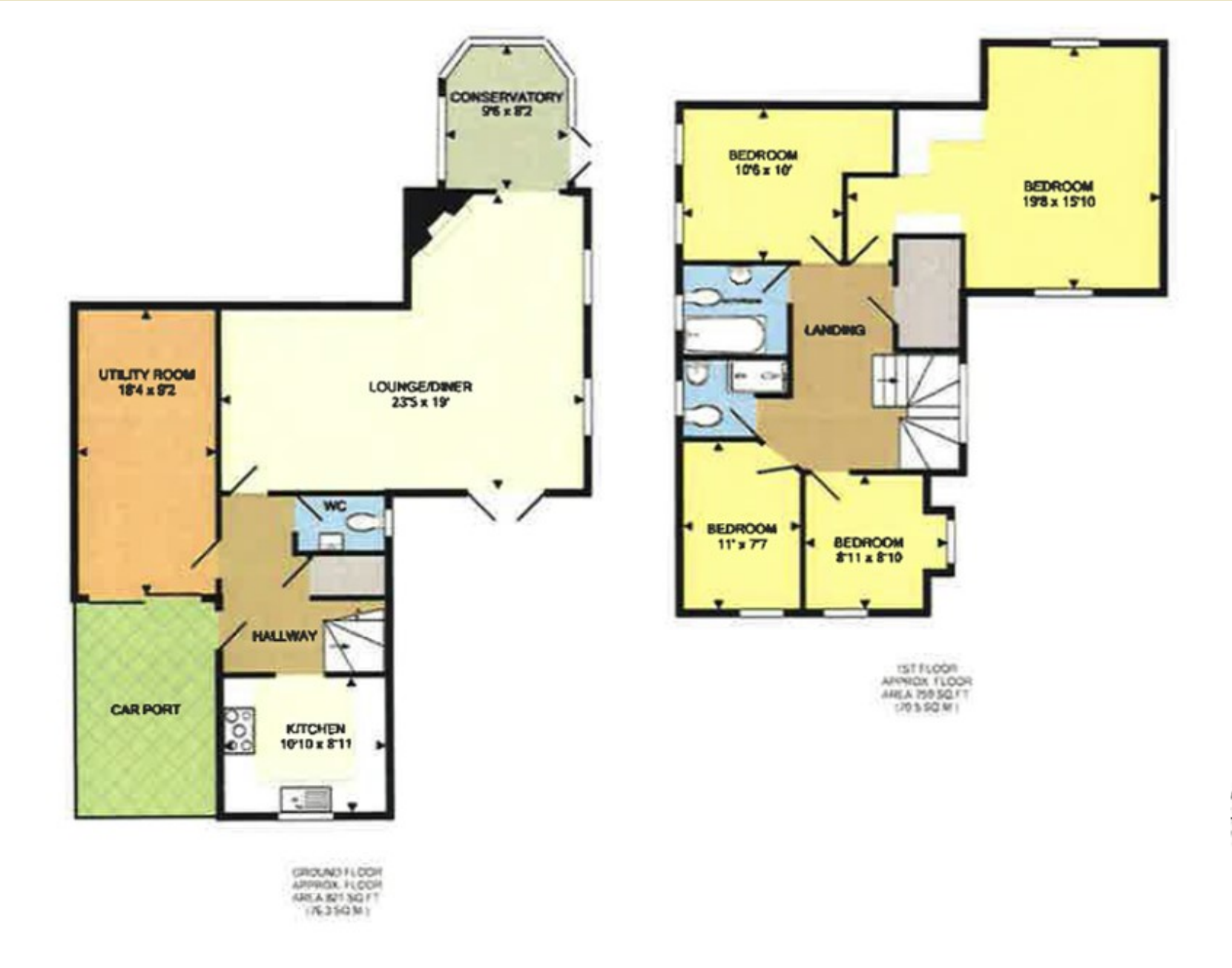
Thanet District Council granted outline planning permission on the 13<sup>th</sup> December 2018 under planning reference OL/TH/18/1233 for the demolition of part of the house, in order to create the access, the removal of the swimming pool, demolition of the annex and the construction of 4 no. new detached dwellings.

The consented scheme proposes 3 no. detached 4 bed houses and 1 no. detached 3 bed house all with single garage and ample on plot parking and private rear gardens.

The amendment to the existing house appears fairly straightforward and will result in a reduction in the downstairs living space and one of the first floor bedrooms to leave a well proportioned 3 bed detached houses with private rear garden and ample parking to the front.

# Existing House Plan

Please note these are provided for indicative purposes only and any dimensions and room sizes will need clarification.



## **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.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 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 for the freehold interest, subject only to contract.

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:

### Graeme Dowd

RPC Land & New Homes	Tel:	01634 835900
155 High Street	Mob:	07904 372142
Rochester	Email:	<a href="mailto:g.dowd@rpcland.co.uk">g.dowd@rpcland.co.uk</a>
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