For Identification purposes only





Exciting Development Opportunity for Single Plot With Planning Consent for Substantial Four-Bed Detached Home

Land Adjacent to the Vicarage,
St Mildreds Road,
Minster, Kent, CT12 4DE

Site Description and Location

The site comprises a single residential plot situated to the south of the existing vicarage, conveniently located close to the heart of the historic village of Minster-in-Thanet. Access is provided via a shared driveway off St Mildred's Road.

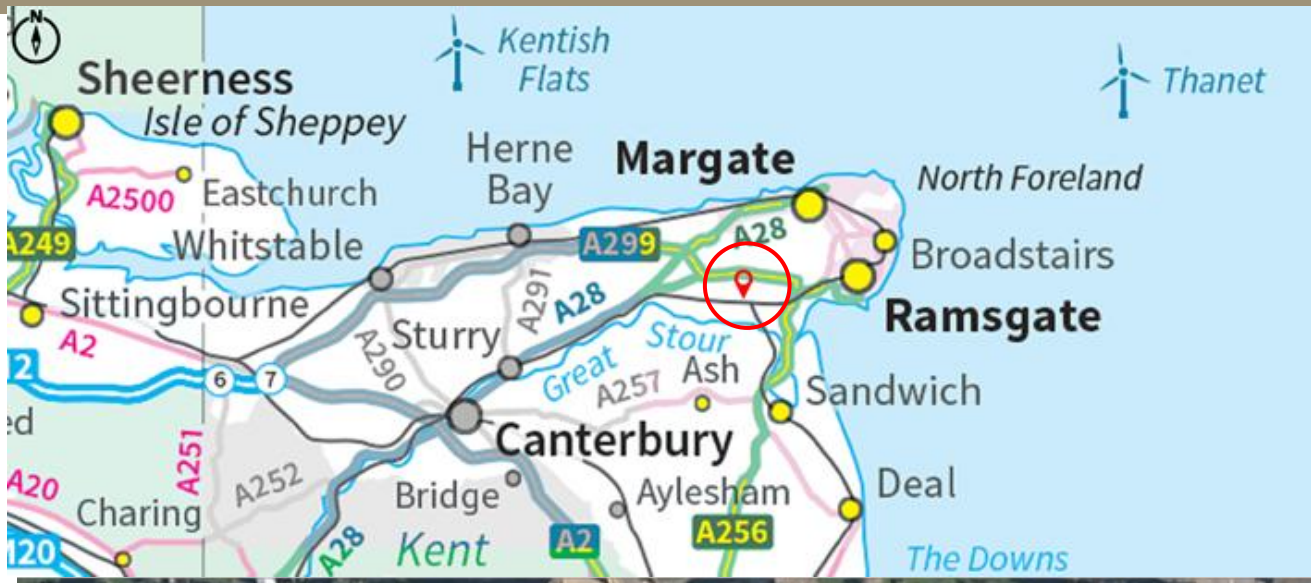
The property is well positioned for local amenities, with Minster Church of England Primary School, the recreation ground, village centre and railway station all within easy reach.

Minster is a well-served village offering a good range of everyday amenities, including shops, cafés, restaurants, public houses, a Post Office and doctors' surgery. The village is also renowned for its rich heritage, notably Minster Abbey, dating back to AD 670, and the Grade I listed Church of St Mary.

A wider range of shopping, leisure and recreational facilities can be found in the nearby coastal towns of Ramsgate, Broadstairs and Margate. Westwood Cross Shopping Centre also offers an extensive selection of national retailers, restaurants and leisure facilities, including a multiplex cinema.

Minster is situated approximately 5.4 miles west of Ramsgate and 12.5 miles east of Canterbury. The village benefits from good transport connections, with Minster railway station providing direct services to London Charing Cross. High-speed services to London St Pancras are also available from nearby Thanet Parkway station, with journey times from approximately 70 minutes.

For those travelling by road, the nearby A299 provides convenient access to Ramsgate, Canterbury and the wider motorway network.

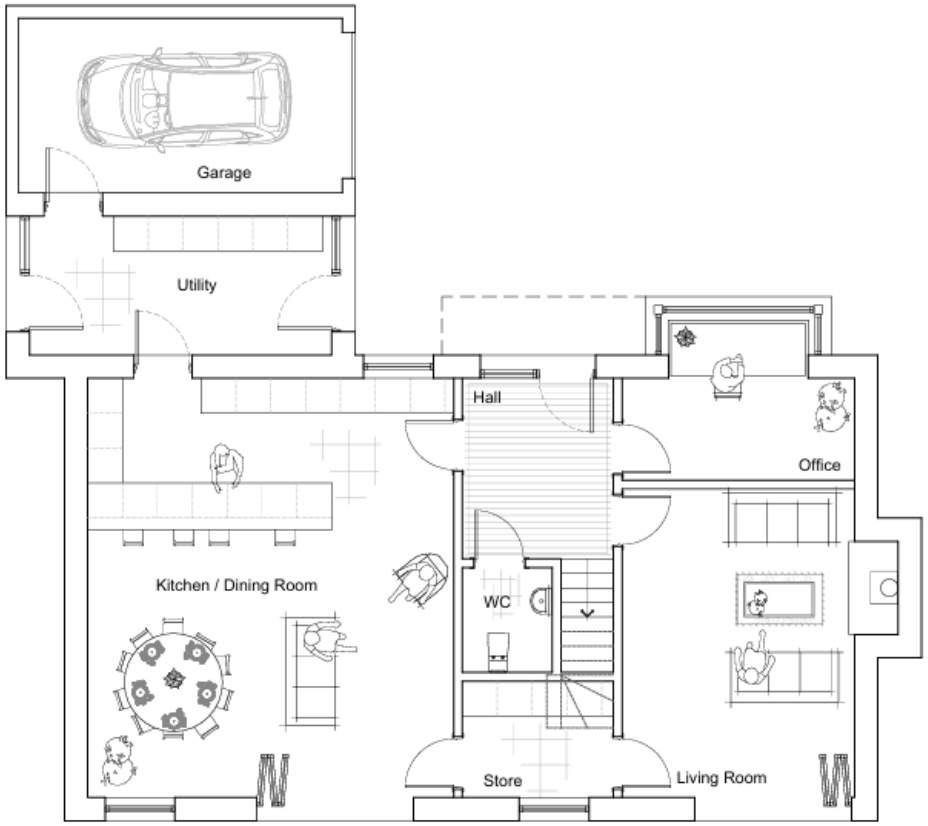


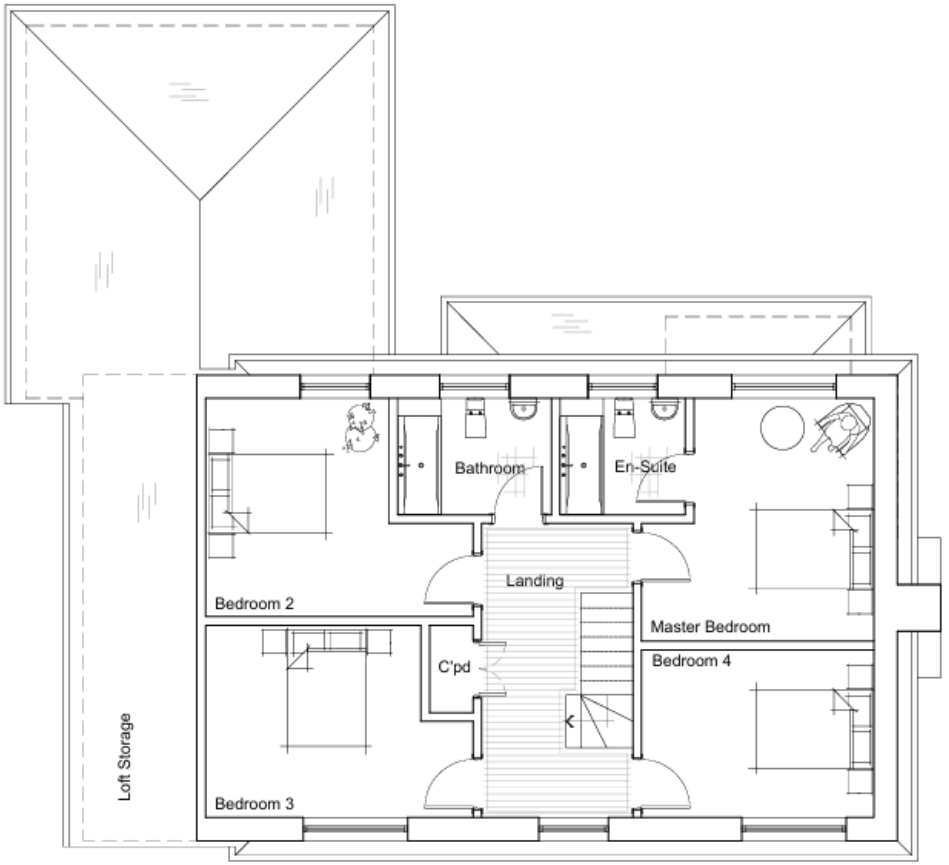


Planning

The Site has full planning consent under ref: F/TH/23/1298. For the: Erection of 1No 4-bed two storey detached dwelling together with associated access, landscaping and parking following removal of windows on side elevation of existing dwelling .

Excluding the internal garage, the house has an internal floor area of approx. 194m2. The garage has an internal area of approx.16m2.





Sales and Viewing Information

Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Tenure

The site is to be sold Freehold with vacant possession on Completion.

VAT

TBC

CIL/S106

TBC

Method of Sale

Offers are invited by way of private treaty in excess of £200,000. All bids must be submitted in writing to RPC's Tonbridge Office.
K.Munday@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
  confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.

The Vendor reserves the right not to accept the highest nor any bid made for the site.

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Agent Details

Ken Munday
01732 363633
07904 372142
k.munday@rpcland.co.uk

Important Notice

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These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

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