



Potential Opportunity for Single Dwelling Subject to all
Necessary consents in Central Village Location

Land adjoining 21 St
Mildred's Road Minster,
Ramsgate CT12 4DE

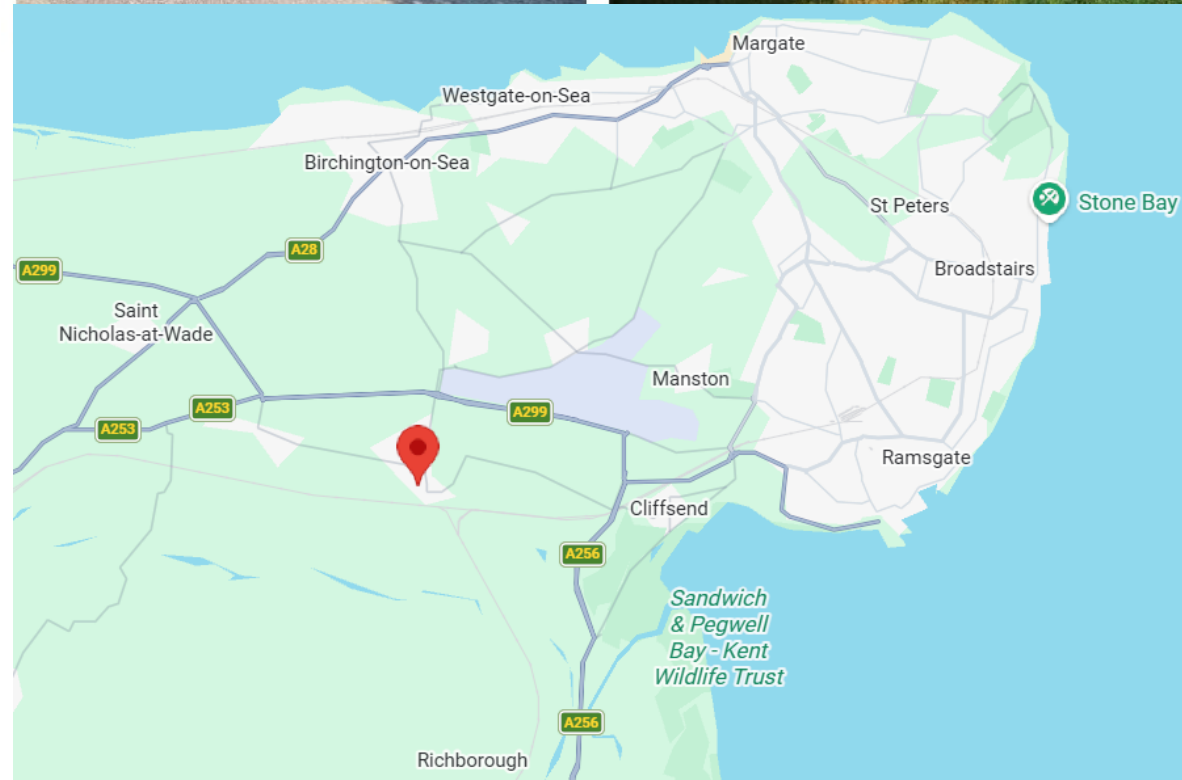
Site Description and Location

The property is a detached garage and occupies a convenient position on St Mildreds Road, close to the centre of the historic village of Minster-in-Thamet. Minster Church of England Primary School, the recreation ground, the village centre and Minster railway station are 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 surgery. The village is also noted for its rich heritage, centred around 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. While Westwood Cross Shopping Centre boasts a selection of national retailers, restaurants and leisure facilities, including a multiplex cinema.

Minster is situated approximately 5.4 miles west of Ramsgate and around 12.5 miles east of Canterbury. Minster railway station provides direct services to London Charing Cross, while high-speed services to London St Pancras are available from nearby Thanet Parkway, with journey times in as little as 70 minutes. The nearby A299 provides convenient road links towards Ramsgate, Canterbury and the wider motorway network.



Sales and Viewing Information

Planning

No planning permission is currently in place for residential development. The site may offer potential for residential development, subject to the grant of all necessary planning permissions and other statutory consents. Prospective purchasers should make their own enquiries of the local planning authority and other relevant statutory bodies and satisfy themselves as to the suitability of the site for their proposed use.

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

The freehold is offered for sale by private treaty. Offers in the region of £100,000 are invited, either unconditionally or conditional upon the grant of planning permission. 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.

Ken Munday

01732 363633

07904 372142

k.munday@rpcland.co.uk



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Prices and rents quoted in these particulars may be subject to VAT in addition.

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The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.

The text, graphics and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate.

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