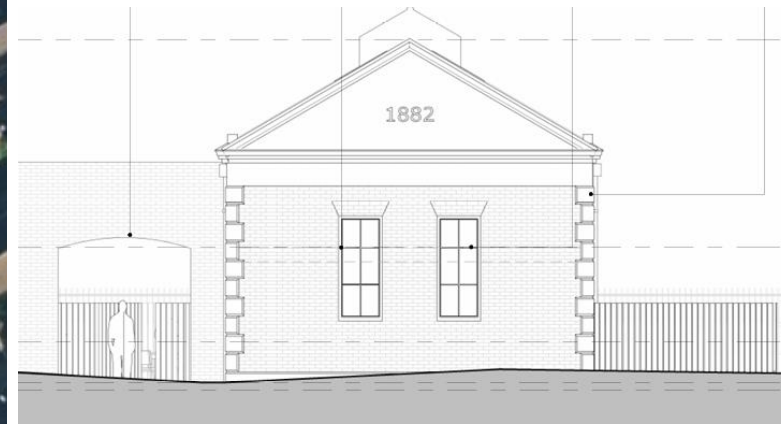
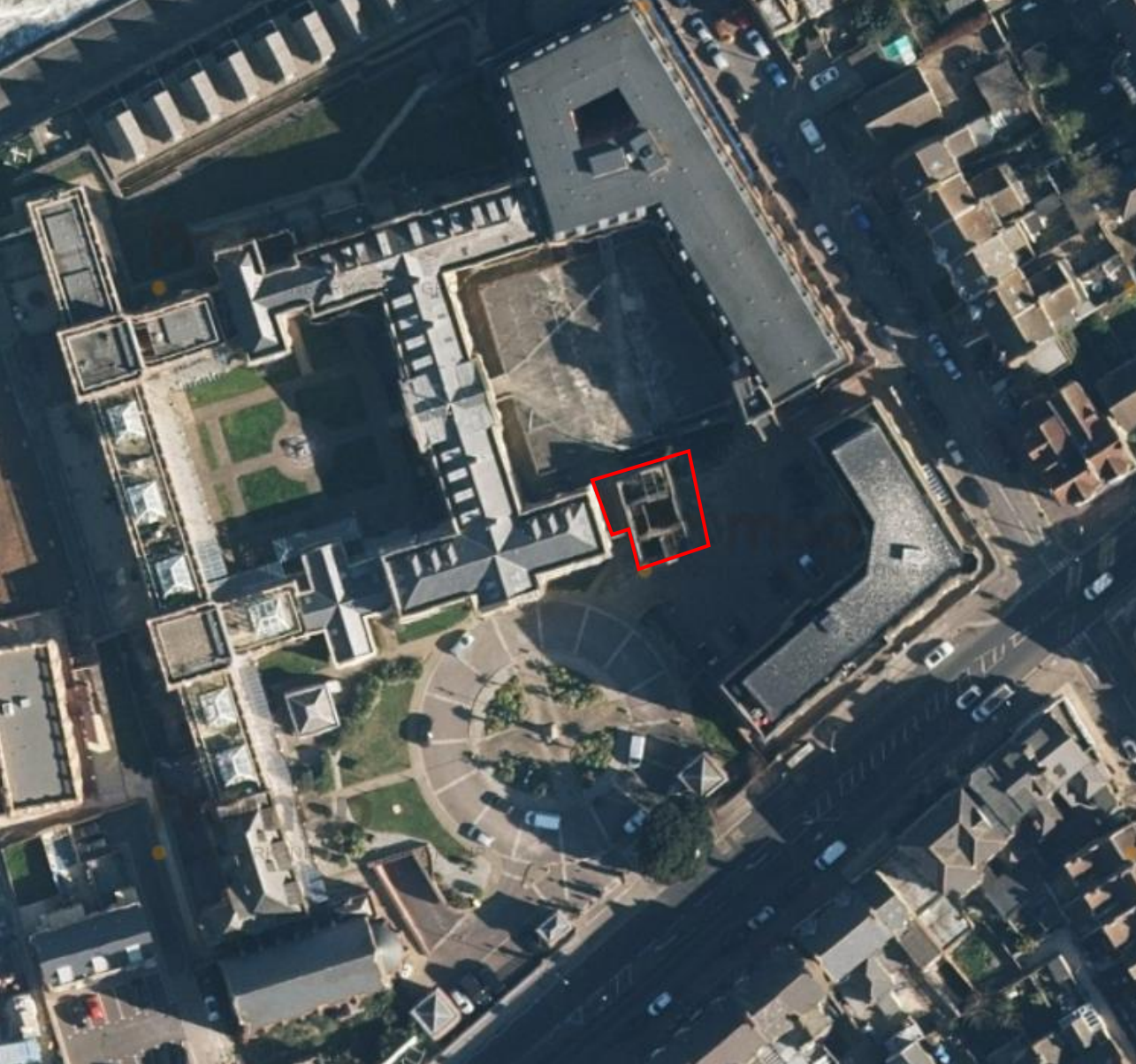




Conversion Opportunity for 3 Bed Detached Dwelling with
Planning Consent In attractive Costal Location

The Laundry Building, The Royal
Sea Bathing Hospital, Canterbury
Road, Margate, CT9 5NT

Site Description and Location

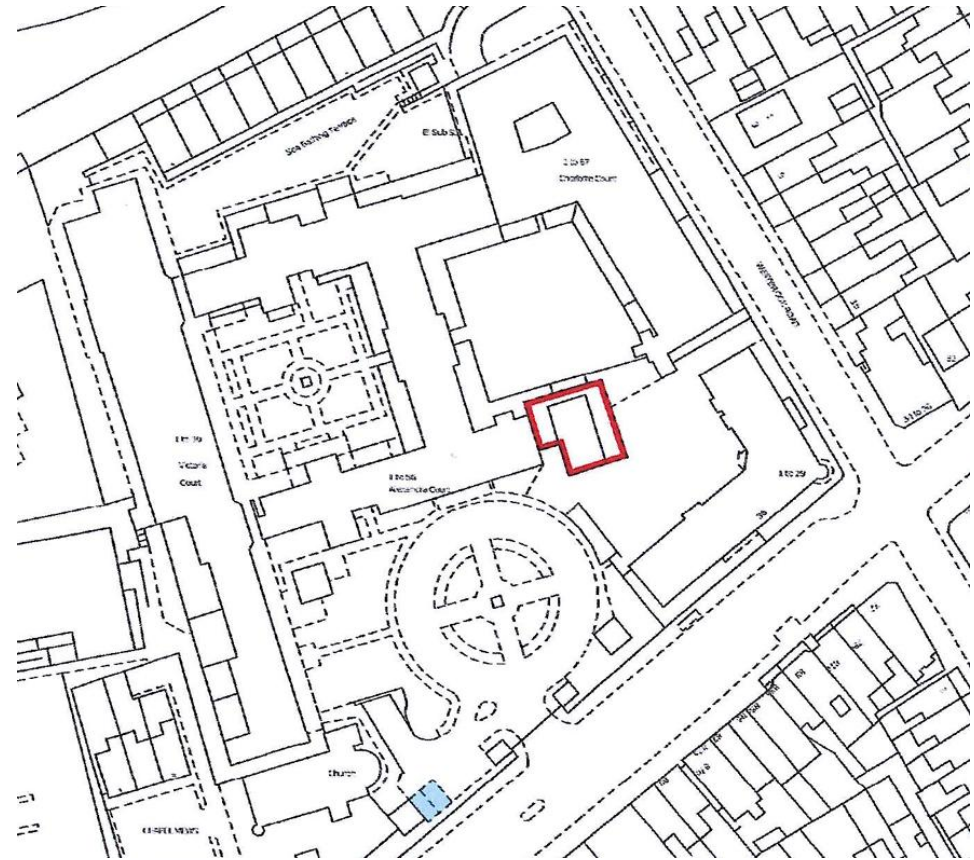
The Laundry Building is a detached Grade II listed former institutional building forming part of the historic Royal Sea Bathing Hospital complex on Canterbury Road, Margate. Dating from the late nineteenth century, the building has historically served a variety of purposes associated with the former hospital. The Laundry is visible from Canterbury Road across the principal entrance to the development.

The building is principally constructed of solid stock brick with stone detailing and was originally arranged as a single-storey building beneath a pitched roof. It is currently unoccupied and in a poor state of repair, with substantial sections of the roof structure having been lost. Notwithstanding its present condition, the property provides an unusual opportunity to restore and convert a characterful listed building within an established historic development.

The property also benefits from the exclusive use of parking spaces, as shown tinted blue on the registered title plan.

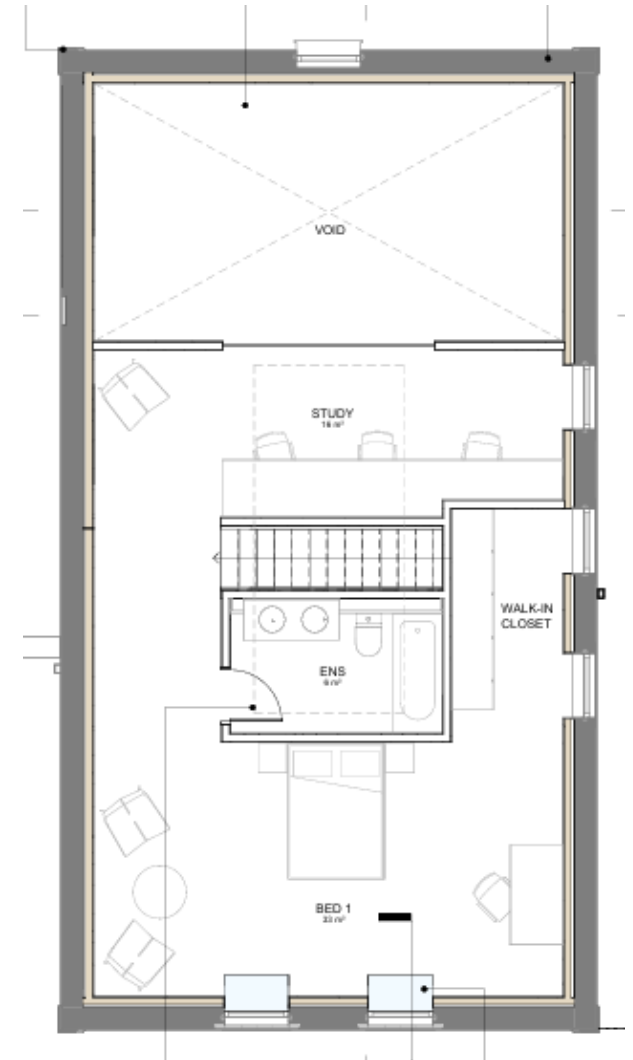
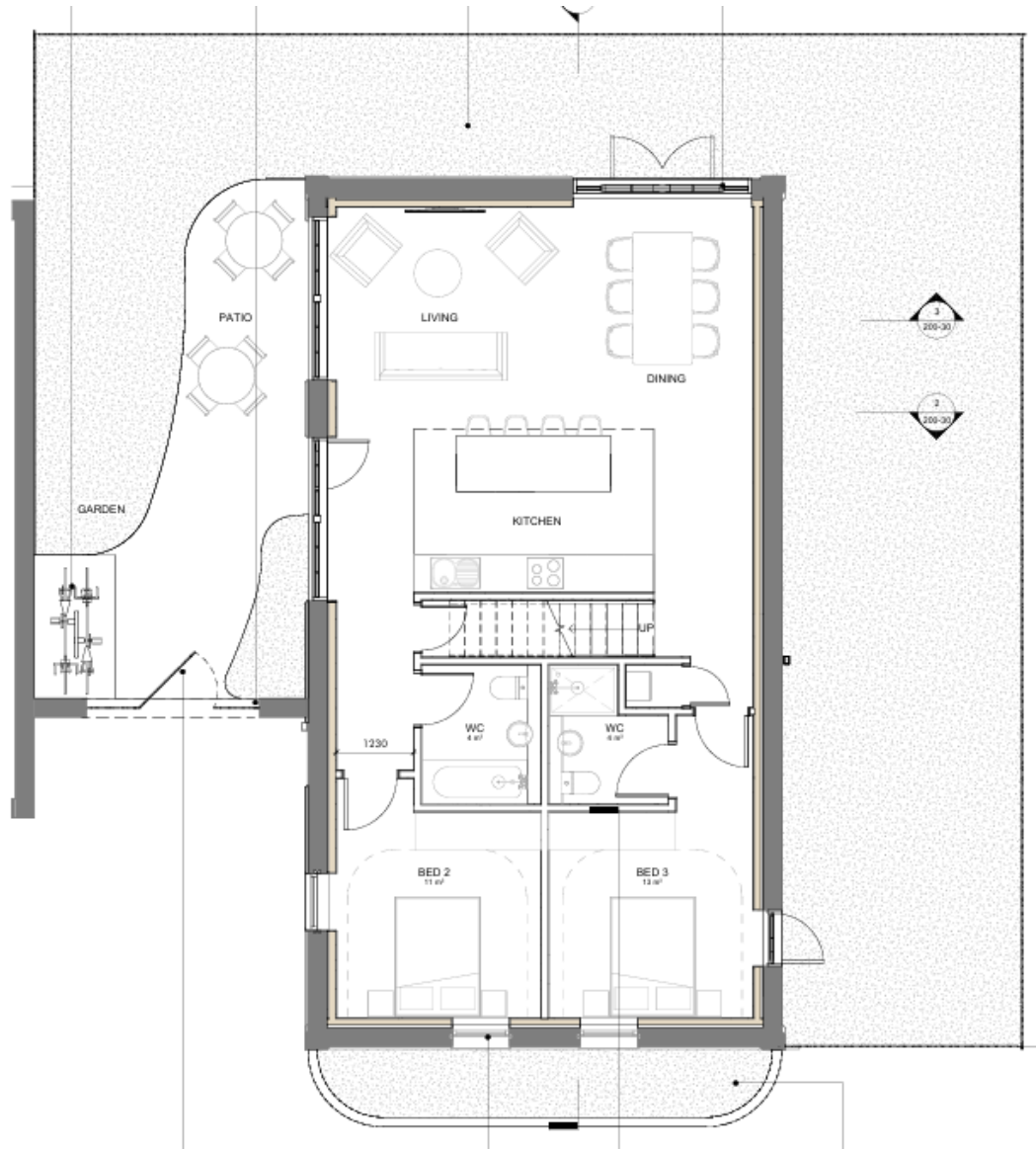
The Laundry Building occupies an attractive position within the Royal Sea Bathing Hospital development, close to Margate's seafront and sandy beaches. Margate is one of Kent's best-known coastal towns, combining its traditional seaside character with an established cultural, leisure and hospitality offering. Margate Main Sands, the Old Town, Turner Contemporary and Dreamland are all within easy reach, together with a broad selection of independent shops, cafés, bars and restaurants.

The property is also well positioned for access to the wider Thanet coastline, while Margate railway station is conveniently located nearby and provides regular services to London, including direct High Speed services to St Pancras International, with journey times of approximately 1 hour 30 minutes.



Planning

The site has a planning consent under ref: [F/TH/23/0197](#) for Change of use to a 3 bed dwelling together with alterations to fenestration and landscaping



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 property is offered Long Leasehold. The registered lease is dated 1 December 2023 for a term of 999 years commencing on and including 5 December 2006. The lease also grants exclusive use of parking spaces identified on the registered title plan. The lease contains provisions and restrictions affecting dealings with the property and interested parties should review the lease and registered title as part of their legal due diligence.

Ground Rent: TBC

Service Charge / Estate Charge: TBC

VAT

TBC

CIL/S106

TBC / purchasers should satisfy themselves as to any liability arising from their proposed development.

Method of Sale

The leasehold is offered for sale by private treaty. Offers in the region of £150,000 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

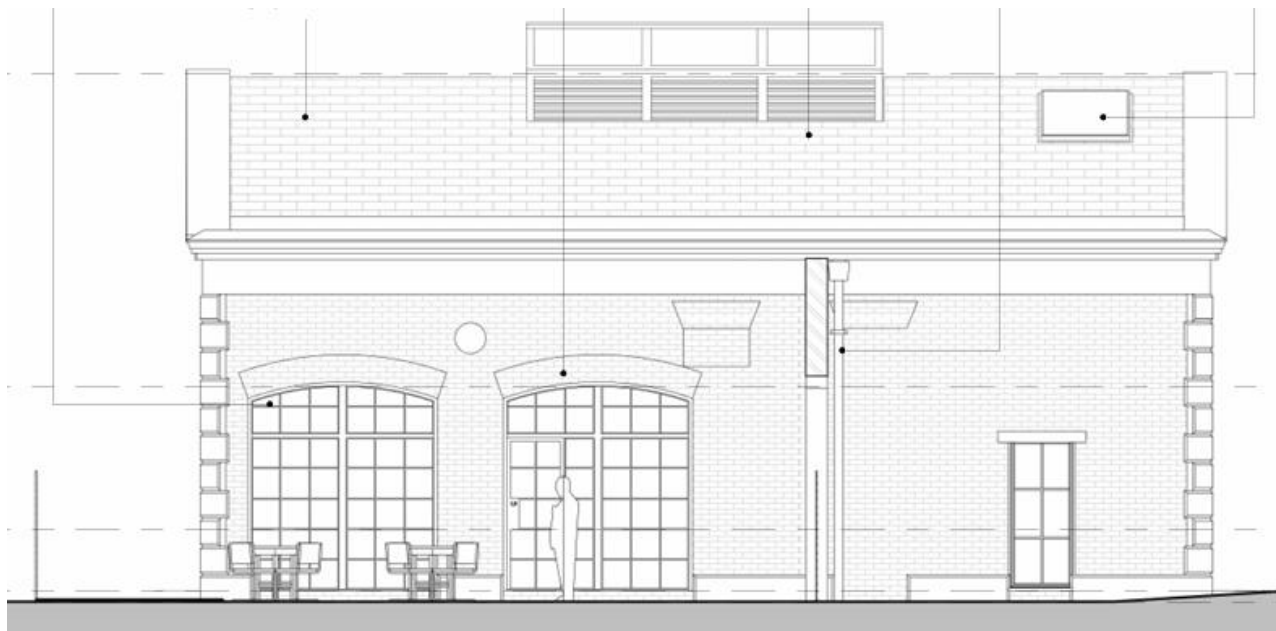
Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Ken Munday

01732 363633

07904 372142

k.munday@rpcland.co.uk



Important Notice

RPC Land & New Homes for themselves for their clients and any joint agents give notice that:

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.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

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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.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

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