

# Development Opportunity

Offers considered on an unconditional or subject to planning basis

Site area approximately 0.49 acres (0.2 hectares)



Former Herne Bay Ambulance Station

185 Sea Street

Herne Bay

Kent CT6 8JY

**For Sale**

## Location & Description

The site is approximately 0.2 ha / 0.49 acres, roughly rectangular in shape with a broadly level topography. The existing ambulance station is a single storey building with pitched roof located on the west boundary towards the front of the site and a second building in the south eastern corner. The remainder of the site is hard standing for parking. The site has two vehicular entrance points from Sea Street (B2205).

The surrounding area is a mix of residential and commercial, with light industrial / commercial property to the west and residential housing to the east and north. The site has good access on the Thanet Way (A2990) and is approximately 1/2 mile from Herne Bay Station. A railway line bounds the site to the rear (south).

## Background

The site comprises a former ambulance station. Due to a restructuring of the ambulance service with a strategic view to lowering emergency response times, the Herne Bay station is being replaced by multiple ambulance community response posts (ACRPs) throughout the area.



View East of frontage from Sea Street



View of site and adjacent property from Sea Street

## Planning

Subject to gaining the necessary planning approval, the site can be redeveloped for a number of uses including residential. The site is allocated in the adopted Local Plan as a housing site, it falls outside of the area at risk of flooding, it is not Listed and is not in a Conservation Area. A pre-application meeting has taken place, details of which are included on our website under additional information. A sketch scheme for a housing development was considered as part of this consultation (shown on the right).

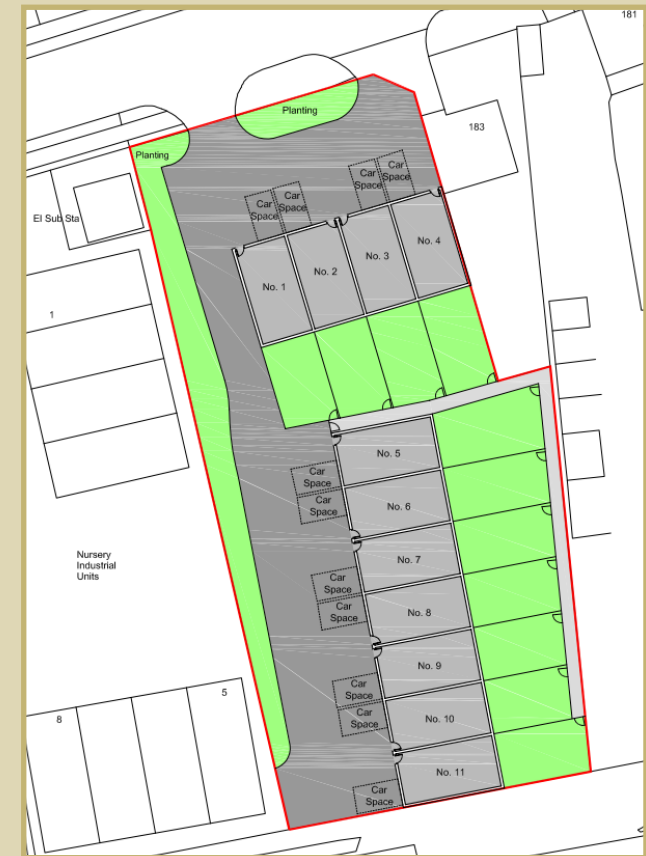
## Services, Tenure & VAT

All mains services are available to the site but purchasers 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 any proposed development.

The site is to be sold on a freehold basis with vacant possession upon completion. It is understood that VAT will not be applied to this transaction.

## Method of Sale

Offers are invited on a subject to planning or unconditional basis. All subject to planning offers should provide a sketch plan and details including size and mix of units in the proposed scheme. All offers should detail any conditions or due diligence required prior to an exchange of contracts, along with information on funding arrangements and management board approval that would still be required. Please note that the vendor reserves the right not to accept the highest nor any bid made for the site.



Sketch scheme of proposed housing development



## Agent Details

For further information please contact RPC or visit our website at [www.rpclangandnewhomes.co.uk](http://www.rpclangandnewhomes.co.uk)

Viewing is by appointment only, please call our Tonbridge Office to arrange a suitable time.

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