

Exciting Development Opportunity for Former Residential Home and Leisure Facility in Attractive Costal Location (Subject to the Necessary Consents)

The Springs, Coast Drive, St Mary's Bay, Romney Marsh TN29 0HN

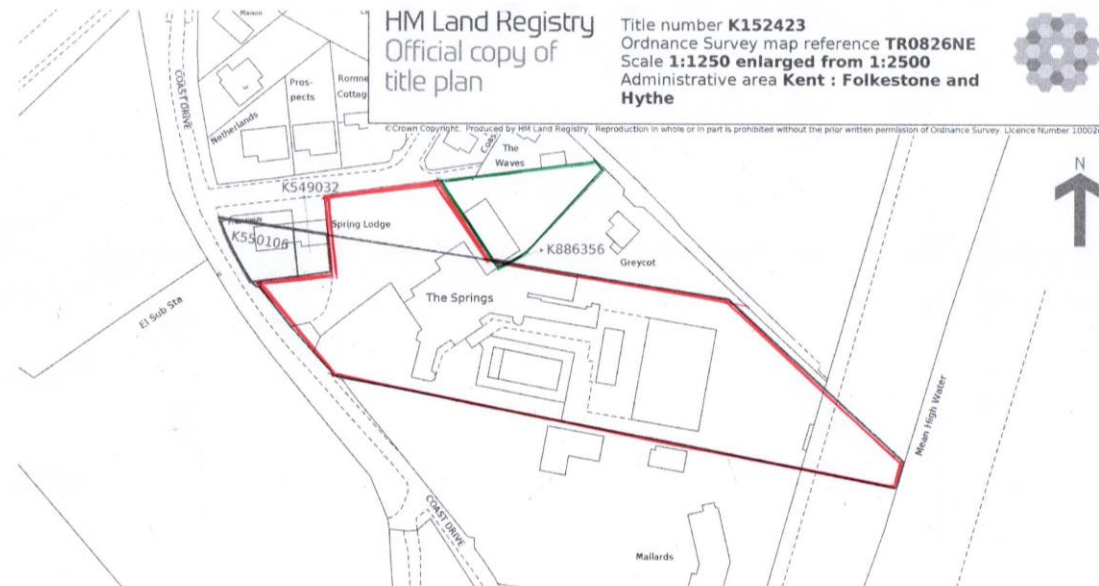
# Site Description

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The site is circa 2.2 acres and primarily comprises the Springs, a disused residential home and sports/leisure facility which, since 2015, includes use as an education facility under Class C2. The site as a whole has not been used since 2016 and is in a state of deterioration.

Additionally, there is Winifred House which is a renovated 4-bed, two-storey detached building, which sits on its own title, and is associated with the Springs. Winifred House consists of two storeys with a hipped roof, and a partial one and a half storey front projection. Winifred House has been subject of a rejected planning application Re: [24/1723/FH](#). We understand that the Vendor intends to appeal.

St Mary's bay boasts a number of beaches and an array of local schools, amenities and bus routes. Both Ashford and Folkestone can be readily accessed and provide high-speed mainline services to London, including Ashford to St Pancras with a journey time for 36 minutes. Furthermore, the site is well located to access the channel tunnel.





# Sales and Viewing Information

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## 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

The Vendor has not elected to charge VAT.

## CIL/S106

TBC

## Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. [K.Munday@rpcland.co.uk](mailto: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.

The Springs



Winifred House



# Agent Details

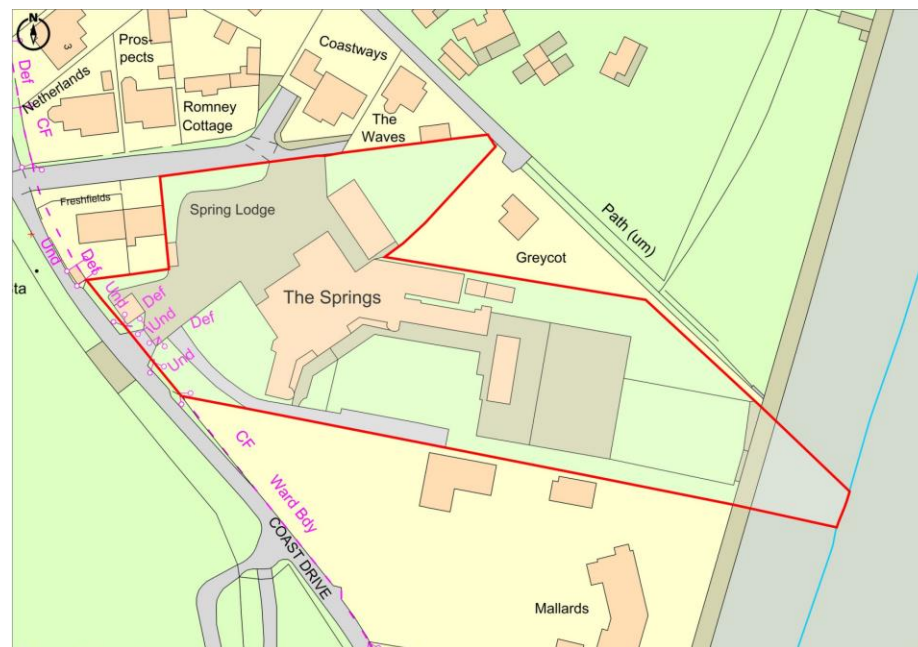
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Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents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

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