



**FOR SALE ON THE INSTRUCTIONS OF KENT COUNTY COUNCIL
RESIDENTIAL DEVELOPMENT OPPORTUNITY CIRCA 60 DWELLINGS
(SUBJECT TO NECESSARY CONSENTS)**

3.76 Acres (1.52 Hectares)

FREEHOLD

**LAND AT FORMER NEWINGTON INFANTS SCHOOL,
MELBOURNE AVENUE, NEWINGTON, RAMSGATE, KENT CT12 6JS**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The site is located in an established residential area and originally formed part of a larger Primary School site. Part of the site has been developed for a Kent Adult Services PFI Special Needs Development, which has now been completed.

Westwood Cross with its extensive retail leisure facilities is approximately 1.8 miles. Ramsgate, Dumpton Park and Broadstairs railway stations are all readily accessible, providing mainline services to London.

Similarly the Thanet Way (A299), within 1¼ miles of the site, provides access to the M2 towards London and hence the national motorway network.

DESCRIPTION:

The overall site extends to approximately 3.763 acres (1.523 ha), the area of the site to be included is as edged red on the Kent County Council identification plan included within these agency details and excludes the existing woodland fronting Melbourne Avenue.

The purchaser will be responsible for completing the demolition of any remaining school buildings and for all necessary works to prepare the site for redevelopment.

Representations have been made to Thanet District Council for the inclusion of the site for residential development in the emerging Draft Thanet Local Plan, following earlier approaches to the Council's Planners after the original school closure and the promotion of part of the school site for the aforementioned Kent Adult Services PFI Special Needs Development.

ACCOMMODATION:

3.763 acres (1.523 ha) development site.

TERMS:

The site is to be sold in its existing state with vacant possession. Expressions of interest are invited from interested parties for a purchase of the freehold of the site. Such Expressions of Interest are to indicate the basis of that interest and the nature of the intended development. All options will be considered, ranging from an early outright sale to a subject to planning disposal. From the interest received, interested parties will be invited to submit formal offers for the site.

The property is for sale freehold and the site is edged red for identification purposes on the attached plan, excluding the area of woodland to the left hand side of the site.

PRICE:

Expressions of Interest are sought for the freehold. The site is to be offered by way of informal tender at a date to be advised.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

Kent County Council responded to Thanet District Council's "call for sites" proposing an allocation 49 residential units in response to consultation in relation to the emerging Draft Thanet Local Plan.

A preliminary indicative scheme for the property has been prepared for information purposes only, which is available to interested parties. This illustrates a potential for 60 units, providing 40 x 3 bed houses, 14 x 2 bed houses and 6 x 2 bed flats, against KCC's previous call for sites response of 49 units.

The indicative scheme is for information purposes and it is the responsibility of the purchaser to satisfy themselves as to the future potential of the site to accommodate their intended development in putting forward any offer.

BUSINESS RATES:

Not applicable - development site.

EPC

An EPC is not required as the property is being sold for redevelopment.

VIEWING:

Inspection is strictly by prior arrangement with the Sole Agents, Harrisons. Under no circumstances should prospective purchasers trespass onto the site.

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Ref: 23/08/16 / BPC / 2097

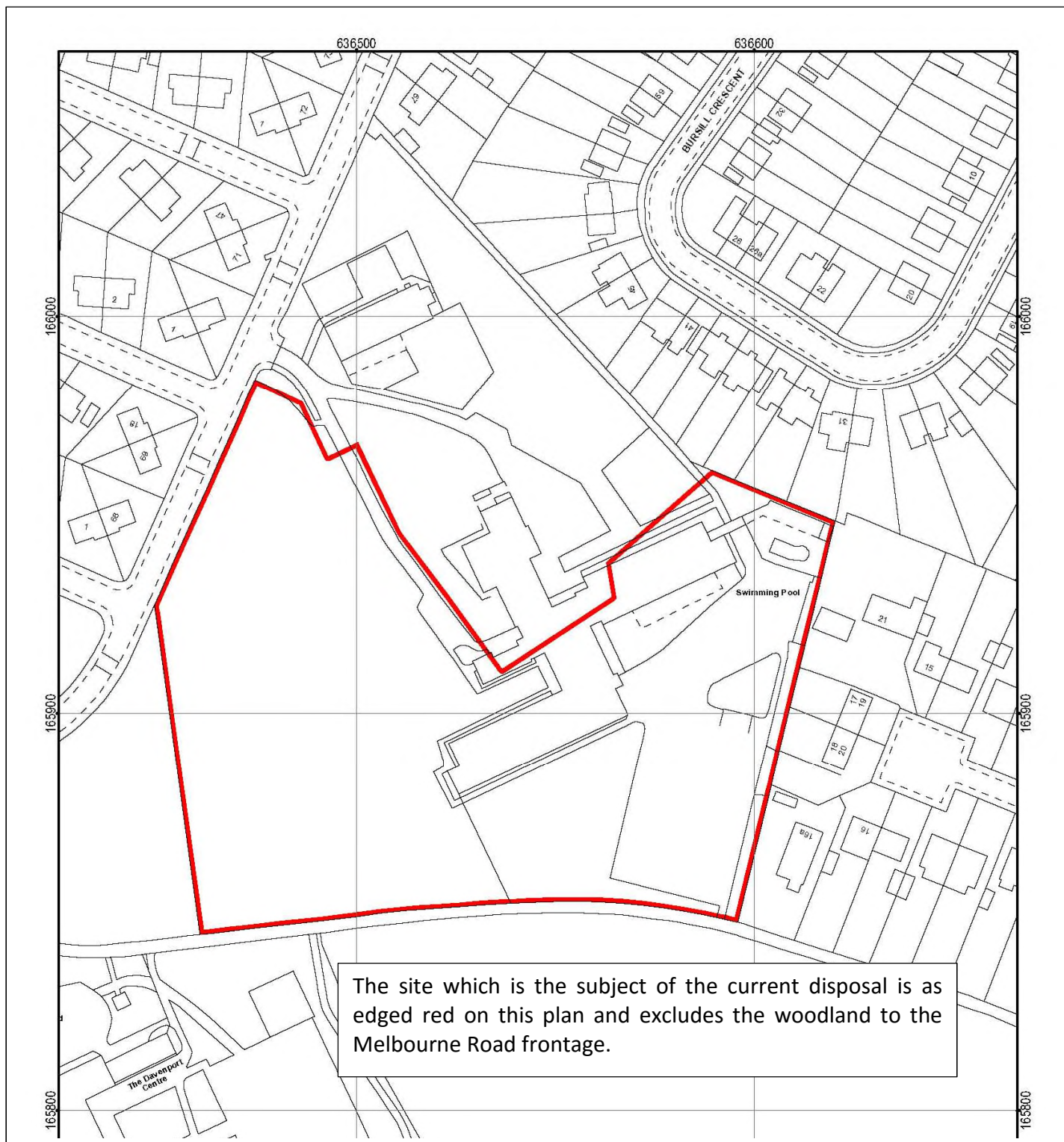
INDICATIVE SCHEME BELOW FOR INFORMATION PURPOSES ONLY



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IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
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- 6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.
- 7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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