



PROPOSED ELEVATION TAKEN FROM ARCHITECT'S DRAWING

EAST MARGATE

DANE VALLEY ROAD CT9 3RZ

PROMINENT MIXED REDEVELOPMENT SITE

SITUATION:

The site occupies a prominent corner position at the junction of Dane Valley Road and College Road. There are local shops to meet everyday needs within a short walk.

Buses pass the site giving access to Margate town centre, sea front and railway station. The Cliftonville shopping centre and the cliffs and sea at Palm Bay are within about 1 mile.

DESCRIPTION:

The site currently occupied by the original Dane Valley Arms and various other buildings.

The site has a frontage to Dane Valley Road of about 177 feet and a frontage to College Road of some 233 feet.

PLANNING:

Planning consent has been granted, by Thanet District Council on the 16th June 2011, reference F/TH/11/0177, for the demolition of the existing properties and the erection of,

- Nine houses
- One Three bedroom flat
- Three two bedroom flats
- A public house.

The plans and a copy of the planning consent can be inspected at the offices of Crittenden Commercial or can be downloaded by going to the UK Planning web site.

NOTE: Interested parties should make their own enquiries of the planning department of Thanet District Council on 01843 577000.

PRICE:

We are instructed to offer this freehold site on a non conditional basis and seek offers in the region of **£500,000, subject only to contract.**

VIEWING:

Viewing is strictly by previous appointment with above agents.

Telephone: 01843 841123

Email: admin@clarke-crittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

18/04/15