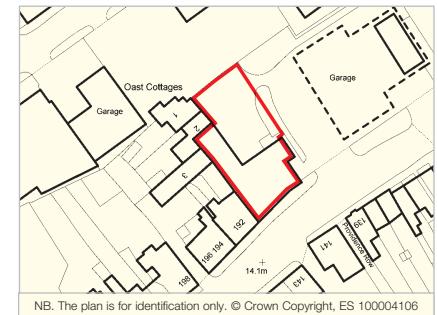


## Canterbury 190 Wincheap, Kent CT1 3SE

- **A Freehold Detached Three Storey Building**
- **Occupying a Site extending to approximately 0.059 Hectares (0.146 Acres)**
- **Planning Permission for Demolition and Construction to provide Seven Self-Contained Flats, Two Houses and a Retail Unit**

### Vacant Possession



#### To View

Please email [will.taylor@allsop.co.uk](mailto:will.taylor@allsop.co.uk)

#### Seller's Solicitor

Messrs Karis Spyris LLP (Ref: TS).

Tel: 020 8443 7079.

Email: [terry@karisspyris.co.uk](mailto:terry@karisspyris.co.uk)

**VACANT – Freehold Building with Planning Permission**



#### Tenure

Freehold.

#### Location

The property is located on the north side on Wincheap to the east of its junction with Cow Lane. A range of local shops and amenities is available along Wincheap with the more extensive facilities of Canterbury city centre being accessible. The A2 is located to the west of the property and provides a route towards London. Canterbury East Railway Station is also within close proximity and provides regular access to London Victoria.

#### Description

The property comprises a detached building arranged over ground, first and second floors. The property occupies a site extending to approximately 0.059 hectares (0.146 acres).

#### Accommodation

The property was only partially inspected by Allsop.

**Ground Floor** – Five Rooms

**First Floor** – Not inspected

**Second Floor** – Not inspected

**Site Area: Approximately 0.059 Hectares (0.146 Acres)**

#### Planning

Local Planning Authority: Canterbury City Council.

Tel: 01227 862199.

The property will be offered with the following planning permission dated 6th November 2013 (Application number: CA/13/00868) for: 'Demolition of existing building and construction of three and four storey development comprising of 2 x three bedroom houses, 7 x one and two bedroom apartments and one 50 square metre ground floor retail unit (use class A1 & A2), pedestrian and vehicular access, 5 parking spaces, cycle parking, bin storage and amenity space'.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.