

Ramsgate

The Old Police Station, Cavendish Street, Kent CT11 9AL

- **Freehold Detached Former Police Station**
- Occupying a Site extending to Approximately 0.311 Hectares (0.768 Acres)
- Planning Permission for the Conversion of Existing Building, together with Development of the Site to create 87 Flats
- 6 of the Apartments will be situated within the Old Police Station, 81 Apartments will be New Build
- The Consent has been implemented
- Section 106 is Fixed at £100,000

Vacant Possession



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.30 a.m. These are open viewing times with no need to register. (Ref: UD).

NB. Please note internal viewings will not be possible. You are advised to view with caution.

Seller's Solicitor

Messrs Boys and Maughan (Ref: RM).
Tel: 01843 234000.
Email: rm@boysandmaughan.co.uk

VACANT – Freehold Building and Land with Planning



Tenure

Freehold.

Location

The property is located in the centre of Ramsgate, on the east side of Cavendish Street, to the south of its junction with George Street. George Street is located approximately 50m to the west side of High Street, which in turn leads to the A255 to the north. An extensive range of shops and other facilities is available in Ramsgate town centre. Rail services run from Ramsgate Station, approximately 0.8 miles to the north-west with a journey time of approximately 1 hour 14 minutes to London St Pancras. Ramsgate Rail Station forms part of the HS2 plans which will significantly improve services into London by 2019. The open spaces of Ellington Park and Ramsgate Yacht Marina and the beach are nearby.

Description

The property comprises a detached former police station arranged over ground and three upper floors beneath a mansard roof. The property occupies a site extending to approximately 0.311 hectares (0.768 Acres). The property benefits from planning permission (dated 24th April 2007) for the conversion of the existing building, together with development of the site to create 87 flats.

Accommodation

Existing

Former Police Station Accommodation (Not inspected).

Site Area Approximately 0.311 Hectares (0.768 Acres)

Planning

Local Planning Authority: Thanet District Council.
Tel: 01843 577150.

Planning permission dated 24th April 2007 (Application Number 04/1089) was granted for the change of use and extension of the existing building to provide 87 self-contained flats (15 x one bedroom flats, 66 x two bedroom flats and 6 x three bedroom flats). We understand that the consent has been implemented.

We are informed by the Vendor that the top floor units will benefit from balconies and sea views. Net sales area will be approximately 69,160 sq ft. The property may afford potential for further or alternative redevelopment/change of use subject to obtaining all necessary consents.

Section 106 fixed at £100,000.

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.allisop.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.

