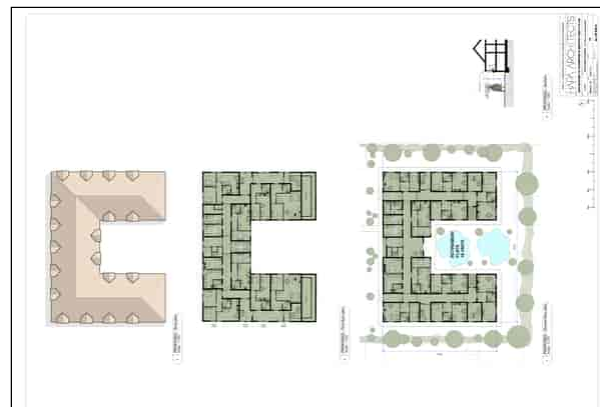


Terence Painter

ESTATE AGENTS

- Land With Outline Planning Consent
- Nineteen Houses
- Eighteen Retirement Apartments
- Village Location
- Ramsgate 7 Miles
- Canterbury 11 Miles
- Thanet Parkway Station 5 Miles



Land to the rear of 116, Monkton Street, Monkton, Ramsgate, Kent. CT124JQ.

Freehold £3,000,000

LAND WITH OUTLINE PLANNING CONSENT FOR NINETEEN HOUSES & EIGHTEEN RETIREMENT APARTMENTS

Situated in the heart of the picturesque village of Monkton is this substantial building plot with outline planning consent for a mixture of nineteen two storey houses and eighteen retirement apartments.

Full plans and details of the consent are available on the Thanet District Council Planning Portal under planning reference OL/TH/20/0335 or upon request. Please contact Terence Painter Estate Agents on 01843 866866.

Plot schedule with approx. proposed sizes

Houses Plots 1 to 11

Plot no.	House type	Size m2	Size sqft
1	End of terrace house	82m2	882sqft
2	Mid-terrace house	82m2	882sqft
3	Mid-terrace house	82m2	882sqft
4	End of terrace house	82m2	882sqft
5	Semi-detached house	97m2	1044sqft
6	Semi-detached house	97m2	1044sqft
7	Semi-detached house	97m2	1044sqft
8	Semi-detached house	97m2	1044sqft
9	Detached house	105m2	1130sqft
10	Detached house	105m2	1130sqft
11	Detached house	105m2	1130sqft

House Plots 12 to 19

- 12 Semi-detached house 97m2 1044sqft
- 13 Semi-detached house 97m2 1044sqft
- 14 Semi-detached house 97m2 1044sqft
- 15 Semi-detached house 97m2 1044sqft
- 16 Semi-detached house 97m2 1044sqft
- 17 Semi-detached house 97m2 1044sqft
- 18 Semi-detached house 97m2 1044sqft
- 19 Semi-detached house 97m2 1044sqft

Retirement Flats

Plots 20 - 37 (18no.)

16 x 1 bed flats approx. 50m2 (538sqft)

2 x 2 bed flats approx. 70m2 (753sqft)

Location

Monkton is small village ideally located within easy reach of the historic city of Canterbury (approx. 11 miles) and Ramsgate (7 miles) with its Royal Harbour, picturesque marina, good selection of restaurants, bars and shops. The village of Minster (approx. 1.5 miles) offers a selection of independent shops, pubs and restaurants and a railway station. Out of town leisure and shopping facilities can be found at Westwood Cross, approx. 7 miles distant.

Transport

The site is easily connected with the motorway network via the A299 Thanet Way and A2 and the Thanet Parkway Railway Station (currently under construction) will connect with the High Speed rail services to Ashford International and London St Pancras, and is located within 5 miles.

Land to the rear of 116, Monkton Street, Monkton, Ramsgate, Kent. CT124JQ.

£3,000,000

Planning Consent

The site benefits from outline planning consent granted 6th April 2022 for a mixture of nineteen two-storey houses and a two-storey block of eighteen retirement apartments. Full plans and details of the consent are available on the Thanet District Council planning portal under planning reference OL/TH/20/0335 or upon request.

Section 106 Agreement & Affordable Housing

A Section 106 Deed of Agreement has been agreed for the current planning consent. A copy is available to view on the planning portal or upon request. We understand that there is a requirement for 6 affordable houses and 5 flats.

Planning Enquiries

Planning enquiries should be made to Thanet District Council Planning Office on 01843 577150 or to planning.services@thanet.gov.uk.



Land to the rear of 116, Monkton Street, Monkton, Ramsgate, Kent. CT124JQ.

£3,000,000

Viewing strictly by prior appointment with the Selling Agents

TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.