

Terence Painter

ESTATE AGENTS



- Site With Planning Consent
- Prime Residential Location
- Four x 4 Bed Detached Houses
- One x 3 Bed Detached House
- Approx. 1 Acre (0.44 Hectares)



Land at No. 2 Lindenthorpe Road, Broadstairs, Kent. CT101BG.

Freehold £1,100,000

PRIME RESIDENTIAL DEVELOPMENT SITE WITH PLANNING PERMISSION FOR 5 DETACHED HOUSES

Located in the heart of Broadstairs in a prime residential location within half a mile of the railway station, recreation grounds and the towns amenities. The site has been granted full planning consent for the erection of 5 detached dwellings, comprising one 3 bed and four 4 bed houses, following demolition of the existing house.

Full plans are available to view on the Thanet District Council planning portal planning.thanet.gov.uk/online-applications under planning reference F/TH/24/0706.

To arrange to view the site please contact the selling agents Terence Painter on 01843 866866.

The Site

Location

Located in a prime residential position, within close proximity to recreation grounds, the railway station and the towns amenities.

Planning Consent

The site extends to approx. 0.44 hectares (one acre) and has full planning consent granted in July 2025 under planning reference F/TH/24/0706 for the erection of 5 houses following demolition of the existing dwelling.

Full plans and planning conditions are available on the Thanet District Council Planning Portal.

Plot 1 - Approx. 125.5m² (1350sqft) Four bedroom detached house comprising living room, kitchen, dining/family room, office, cloakroom/WC, principal bedroom with en suite shower room, and family bathroom.

Plot 2 - Approx. 125.6m² (1351sqft) Four bedroom detached house comprising living room, kitchen, dining/family room, office, cloakroom/WC, principal bedroom with en suite shower room, and family bathroom.

Plot 3 - Approx. 125.9m² (1355sqft) Three bedroom chalet style detached house comprising living room, kitchen/dining room, office, ground floor bedroom and shower room/WC, two first floor bedrooms both with en suite shower rooms and a dressing room to the principal bedroom.

Plot 4 - Approx. 116.4m² (1253sqft) Four bedroom detached house comprising living room, kitchen/dining room, office, cloakroom/WC, principal bedroom with en suite shower room, and family bathroom.

Plot 5 - Approx. 116.4m² (1253sqft) Four bedroom detached house comprising living room, kitchen/dining room, office, cloakroom/WC, principal bedroom with en suite shower room, and family bathroom.

Plots 1, 2 & 3 share a vehicular access way from the road. Plots 4 & 5 share a further vehicular access way from the road.

Please note that the site is subject to a Special Protection Area Contribution of £2,544, plus £200 Council's costs, to be paid by the purchaser.

Land at No. 2 Lindenthorpe Road, Broadstairs, Kent. CT101BG.

£1,100,000



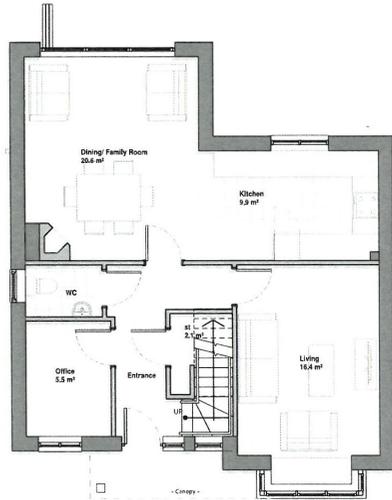
Viewing strictly by prior appointment with the Selling Agents
 TERENCE PAINTER.

Email: sales@terencepainter.co.uk

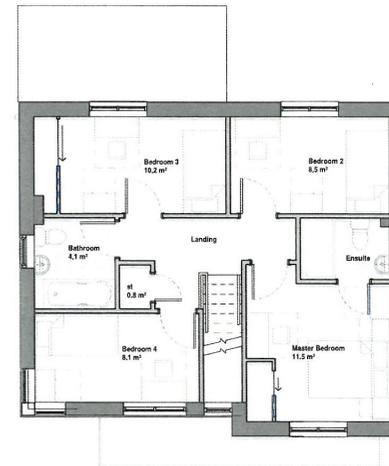
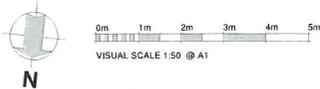
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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1 | PROPOSED | Ground Floor Plan | 1 : 50



2 | PROPOSED | First Floor Plan | 1 : 50

GIFA	
Name	Area
Ground Floor	65.0 m ²
First Floor	57.5 m ²
	122.5 m ²

Rev	Description	Drawn	Date
P2	Revisions omitted		2024.08.14
P1	Final issue		2024.01.12

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the way we think, design, build, maintain, live, we're not
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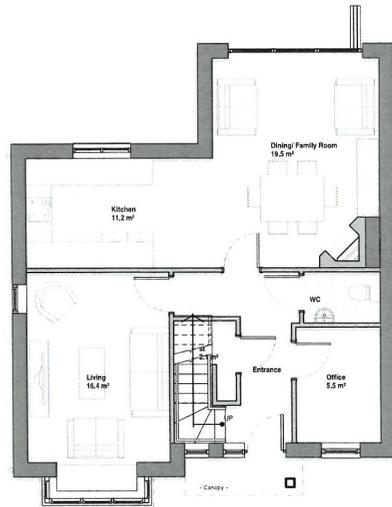
client: **A Brazil**
project: **2 Lindenthorpe Rd, Broadstairs**
drawing: **Plot 1 - GF & FF Plans**
date: **08/11/16** drawn by: **gl**
scale: **1 : 50 @A1** checked: **ge**

project number	drawing number	revision
4394	1-010	P2

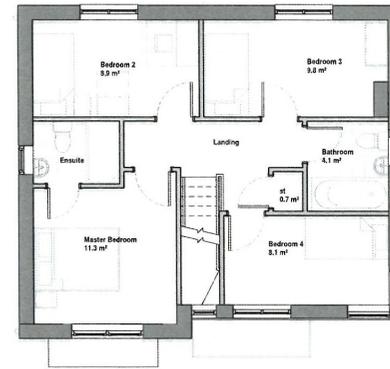
Land at No. 2 Lindenthorpe Road, Broadstairs, Kent. CT101BG.

£1,100,000

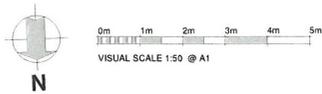
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1 | PROPOSED | Ground Floor Plan | 1 : 50



2 | PROPOSED | First Floor Plan | 1 : 50



GIFA	
Name	Area
Ground Floor	68.1 m ²
First Floor	57.5 m ²
	125.6 m ²

PS	Notary certified	29.06.2024
PI	Final issue	12.01.2024

Rev Description Drawn Date

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the master's house, 2 lindenhorpe rd, broadstairs, kent, ME11 8PT
 1 0183 750101 | info@gdmarchitects.co.uk | www.gdmarchitects.co.uk

client: **A Brazil**

project: **2 Lindenthorpe Rd, Broadstairs**
 drawing: **Plot 2 - GF & FF Plans**

date: **Jan 2024** drawn by: **gl**

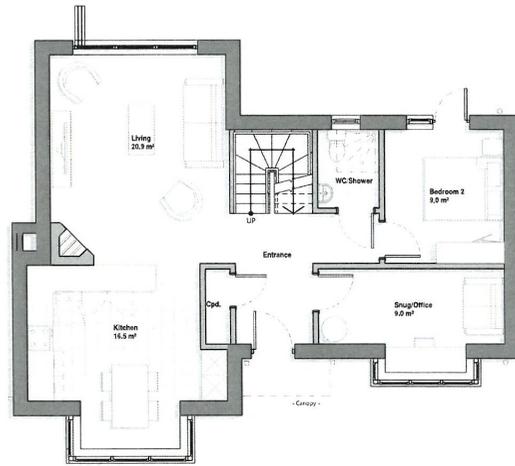
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project number	drawing number	revision
4394	2-010	P2

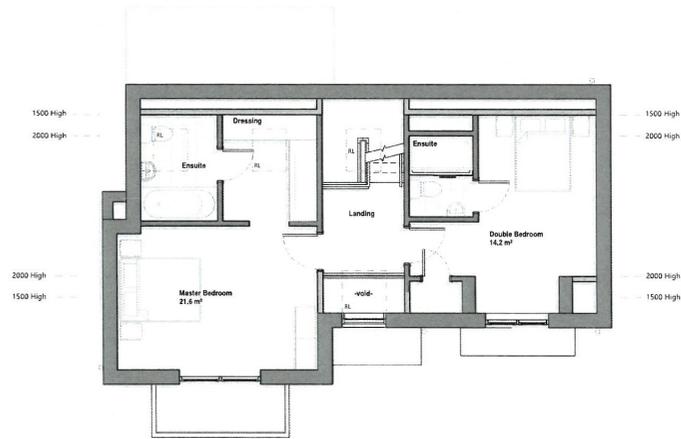
Land at No. 2 Lindenthorpe Road, Broadstairs, Kent. CT101BG.

£1,100,000

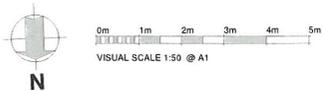
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1 | PROPOSED | Ground Floor Plan | 1 : 50



2 | PROPOSED | First Floor Plan | 1 : 50



GIFA	
Name	Area
Ground Floor	72.7 m ²
First Floor	53.2 m ²
	125.9 m ²

Rev	Description	Drawn	Date
P0	Robbery Checked		12.06.2024
P1	Final Issue		12.01.2024

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THE DESIGN STUDIO, COLLEGE ROAD, MIDDLESBROUGH, LEEDS LS15 4YP.
 t: 01142 756174 | e: info@gdmarchitects.co.uk | w: gdmarchitects.co.uk

client: **A Brazil**

project: **2 Lindenthorpe Rd,
 Broadstairs**
 drawing: **Plot 3 - GF & FF Plans**

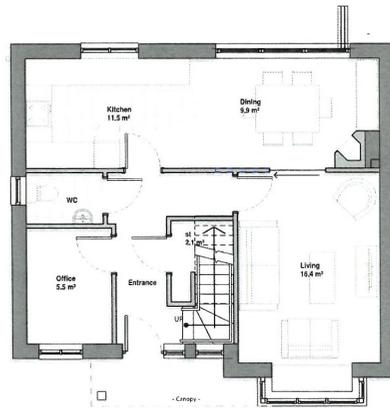
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project number	drawing number	revision
4394	3-010	P2

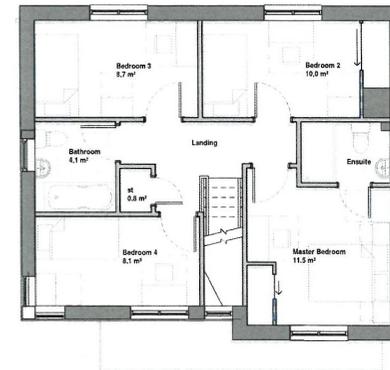
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£1,100,000

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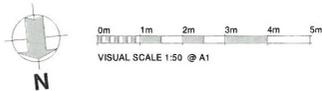


1 | PROPOSED | Ground Floor Plan | 1 : 50



2 | PROPOSED | First Floor Plan | 1 : 50

GIFA	
Name	Area
Ground Floor	58.8 m ²
First Floor	57.5 m ²
	116.4 m ²



Rev	Description	Depth	Date
P1	Industry standard		22.08.2024
P1	Final Issue		12.01.2024

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The master's house, college street, malden, kent, ME14 6YF
 01753 758751 or info@gdmarchitects.co.uk or gdmarchitects.co.uk

client: **A Brazil**
 project: **2 Lindenthorpe Rd, Broadstairs Plot 4 - GF & FF Plans**

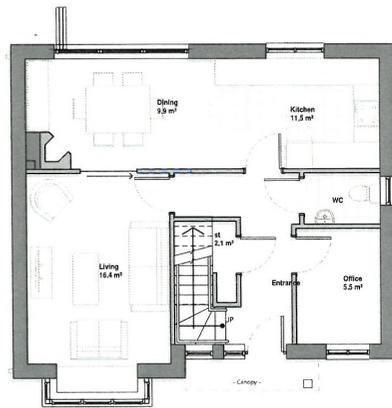
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 scale: **1 : 50 @A1** checked: **ge**

project number	drawing number	revision
4394	4-010	P2

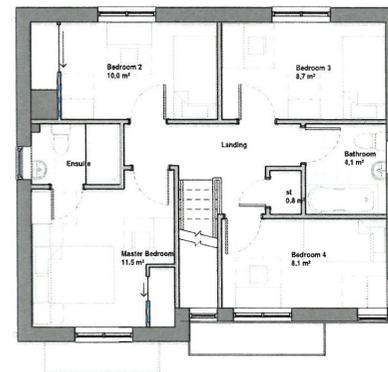
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£1,100,000

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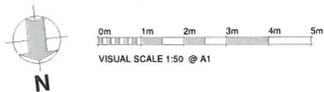


1 | PROPOSED | Ground Floor Plan | 1 : 50



2 | PROPOSED | First Floor Plan | 1 : 50

GIFA	
Name	Area
Ground Floor	53.8 m ²
First Floor	57.2 m ²
	116.4 m ²



Rev	Description	Drawn	Date
P3	Issued for approval		23.06.2024
P1	Plot Issue		12.01.2024

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The Registry House, Colgate Road, Maidstone, Kent, ME15 4YF
 t: 01622 774977 e: info@gdmarchitects.co.uk or gdmarchitects@aol.com

client: **A Brazil**

project: **2 Lindenthorpe Rd,
 Broadstairs
 Plot 5 - GF & FF Plans**

date: **Jan 2024** drawn by: **gl**

scale: **1 : 50 @A1** checked: **ge**

project number	drawing number	revision
4394	5-010	P2

Land at No. 2 Lindenthorpe Road, Broadstairs, Kent. CT101BG.

£1,100,000