

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

Offers

The sellers are seeking unconditional offers for the site to be submitted to the selling Agents.

Viewings

Viewings are by appointment with the selling agents Terence Painter on 01843 866866.



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

£1,100,000



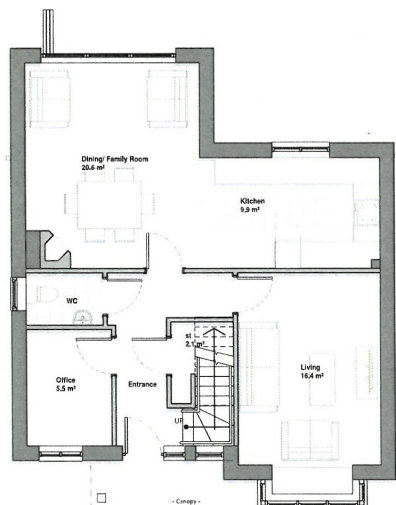
Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

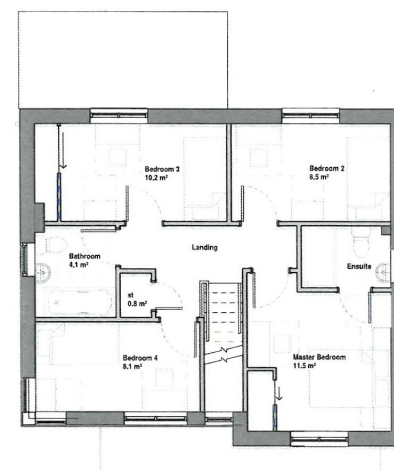
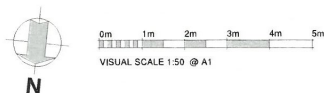
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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.

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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

P2	Balcony omitted	2004.06.14	
P1	Final issue	2004.01.12	
Rev	Description	Drawn	Date

gdmarchitects

the master's house, village road, malden, kent, ME14 6EP
t: 01753 751075 e: info@gdmarchitects.co.uk w: gdmarchitects.co.uk

client: **A Brazil**

project: **2 Lindenthorpe Rd,
Broadstairs**
drawing: **Plot 1 - GF & FF Plans**

date: **08/11/16** drawn by: **gl**

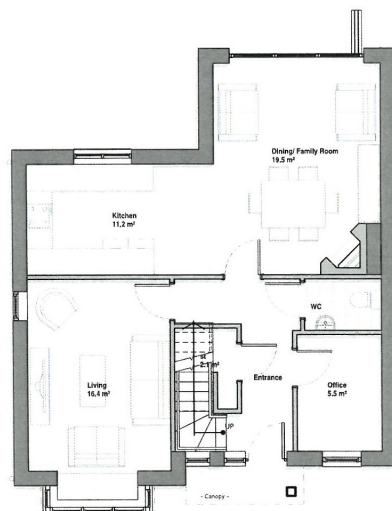
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project number	drawing number	revision
4394	1-010	P2

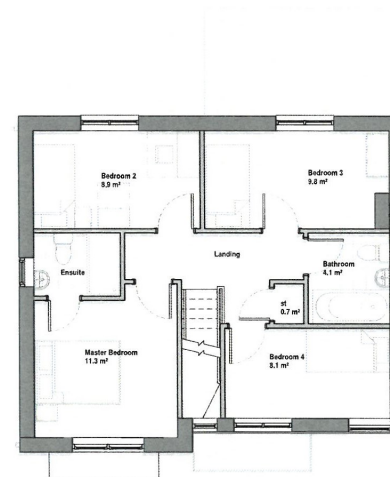
Land at No. 2 Lindenthorpe Road, Broadstairs, Kent. CT101BG.

£1,100,000

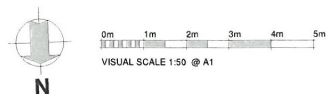
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1 | PROPOSED | Ground Floor Plan | 1 : 50



2 | PROPOSED | First Floor Plan | 1 : 50



GIFA	
Name	Area
Ground Floor	68.1 m²
First Floor	57.5 m²
	125.6 m²

PI	Notation verified	29.06.2024
PI	Plot issue	12.01.2024

Rev	Description	Drawn	Date
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gdmarchitects

the master's house, village road, malden, kent, ME14 6PT
t: 01843 754075 e: info@gdmarchitects.co.uk w: gdmarchitects.co.uk

client: **A Brazil**

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

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

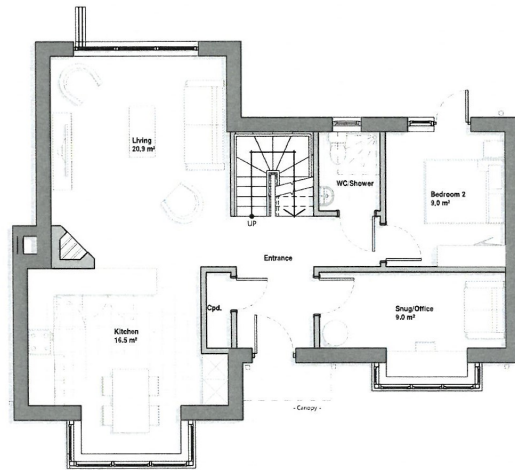
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project number	drawing number	revision
4394	2-010	P2

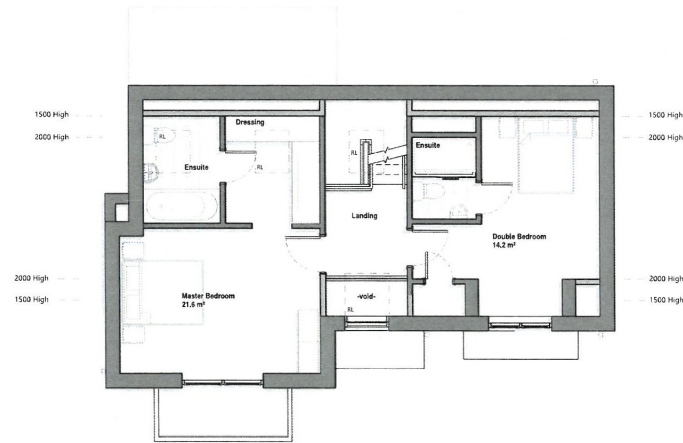
Land at No. 2 Lindenthorpe Road, Broadstairs, Kent. CT101BG.

£1,100,000

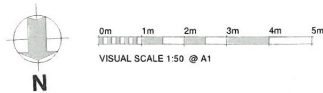
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1 | PROPOSED | Ground Floor Plan | 1 : 50



2 | PROPOSED | First Floor Plan | 1 : 50



GIFA	
Name	Area
Ground Floor	72.2 m²
First Floor	53.2 m²
	125.9 m²

PS	Issued for Construction	23.06.2024
PI	Final Issue	12.01.2024

Rev	Description	Drawn	Date
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gdmarchitects

the master's house, village road, maidstone, kent ME13 8TP
t: 01222 786174 - info@gdmarchitects.co.uk or gdmarchitects@a1.co.uk

client: **A Brazil**

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

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

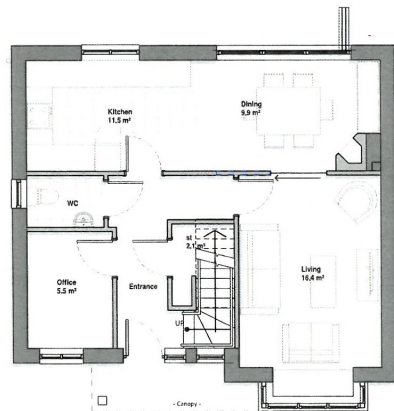
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project number	drawing number	revision
4394	3-010	P2

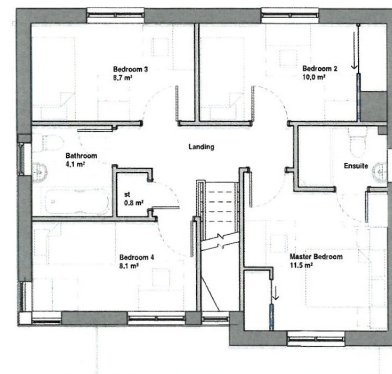
Land at No. 2 Lindenthorpe Road, Broadstairs, Kent. CT101BG.

£1,100,000

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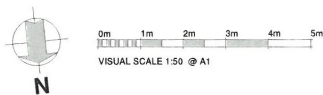


1 | PROPOSED | Ground Floor Plan | 1 : 50



2 | PROPOSED | First Floor Plan | 1 : 50

GIFA	
Name	Area
Ground Floor	58.8 m²
First Floor	57.5 m²
	116.4 m²



P2	Issuance omitted	22.06.2024	
P1	Final issue	12.01.2024	
Rev	Description	Drawn	Date

gdmarchitects

The master's house, College Road, Maidstone, Kent, ME15 4YF
 01782 758276 or info@terencepainter.co.uk or gdmarchitects.co.uk

client: **A Brazil**

project: **2 Lindenthorpe Rd,
 Broadstairs**
 drawing: **Plot 4 - GF & FF Plans**

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

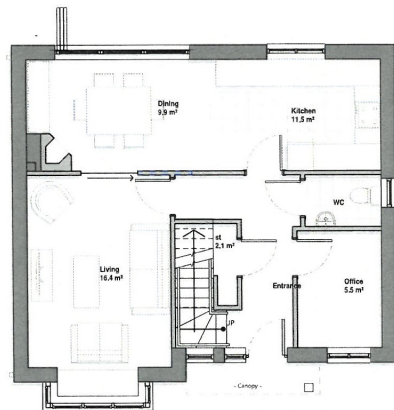
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project number	drawing number	revision
4394	4-010	P2

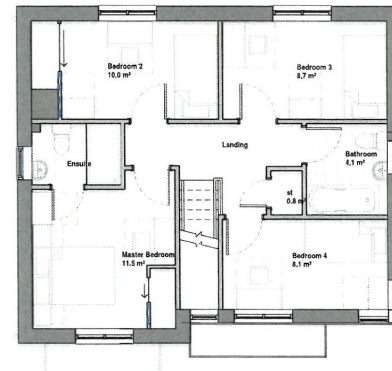
Land at No. 2 Lindenthorpe Road, Broadstairs, Kent. CT101BG.

£1,100,000

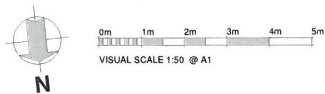
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1 | PROPOSED | Ground Floor Plan | 1 : 50



2 | PROPOSED | First Floor Plan | 1 : 50



GIFA	
Name	Area
Ground Floor	53.8 m²
First Floor	57.2 m²
	116.4 m²

PS	Issued for permit	23.06.2024
P1	Final Issue	12.01.2024

Rev	Description	Drawn	Date
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gdmarchitects

The master's house, college road, broadstairs, kent, ME11 6PP
t: 01843 744720 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