



Whitstable – Exciting Residential Development Opportunity Offers in Excess of £500,000 Freehold

A former Royal Mail delivery office in a highly sought after central Whitstable location.

The site offers considerable potential for residential re-development and is thought suitable for a scheme comprising 9 terraced houses with gardens and parking, or alternatively 7 terraced houses with gardens and parking and 5 to 6 flats with parking. *(subject to all necessary consents and approvals being obtained).*

The site is located on a desirable street of predominantly residential property and is ideally located just 0.2 of a mile from Whitstable railway station and less than half a mile from Whitstable’s working harbour, the sea front and bustling High Street.

On the instructions of



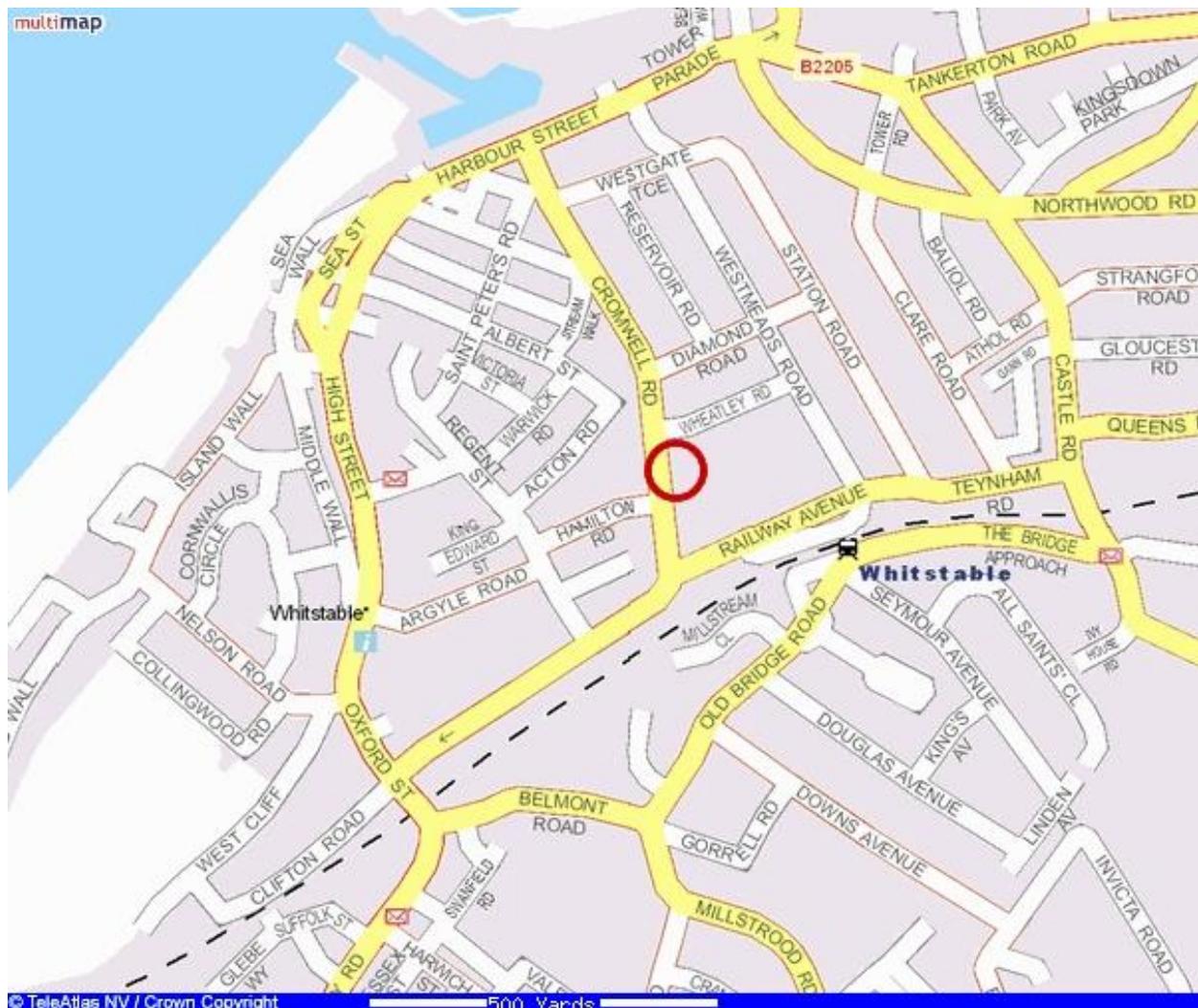
...for Coastal, Country & City living.



Whitstable

Potential Development Site, 134 Cromwell Road, Whitstable, Kent, CT5 2AA

Cromwell Road is a highly desirable location within the town's conservation area and is situated within close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.





Property

The property comprises a single storey, purpose built sorting office with associated welfare facilities. The property is of traditional construction with solid load bearing brick elevations and a trussed portal frame supporting a shallow pitched felt covered roof. The property has a secure tarmac / concrete yard with parking for 8/10 vehicles and is accessed from Wheatley Road.

Accommodation

The property has the following approximate floor areas:

Ground Floor	641 sq m	6,900 sq ft
Total Area	641 sq m	6,900 sq ft

Site Area

Total site area based on the legal title plans is approximately 0.41 acres / 0.165 hectares. However, there are title restrictions in relation to development to the front and rear of the site. Copies of the legal titles are available on request.

Tenure

Freehold

Rates

We understand that the premises are assessed for rates as follows:

Rateable value 2010 (current) £28,750

Interested parties should make their own enquiries direct with the Rating Department of the Local Authority.

VAT

VAT status to be confirmed

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Commercial Energy Performance Certificate

Ref: 9839-3039-0822-0100-0071 available on request

VIEWING

Strictly by appointment through Joint Sole Agents:

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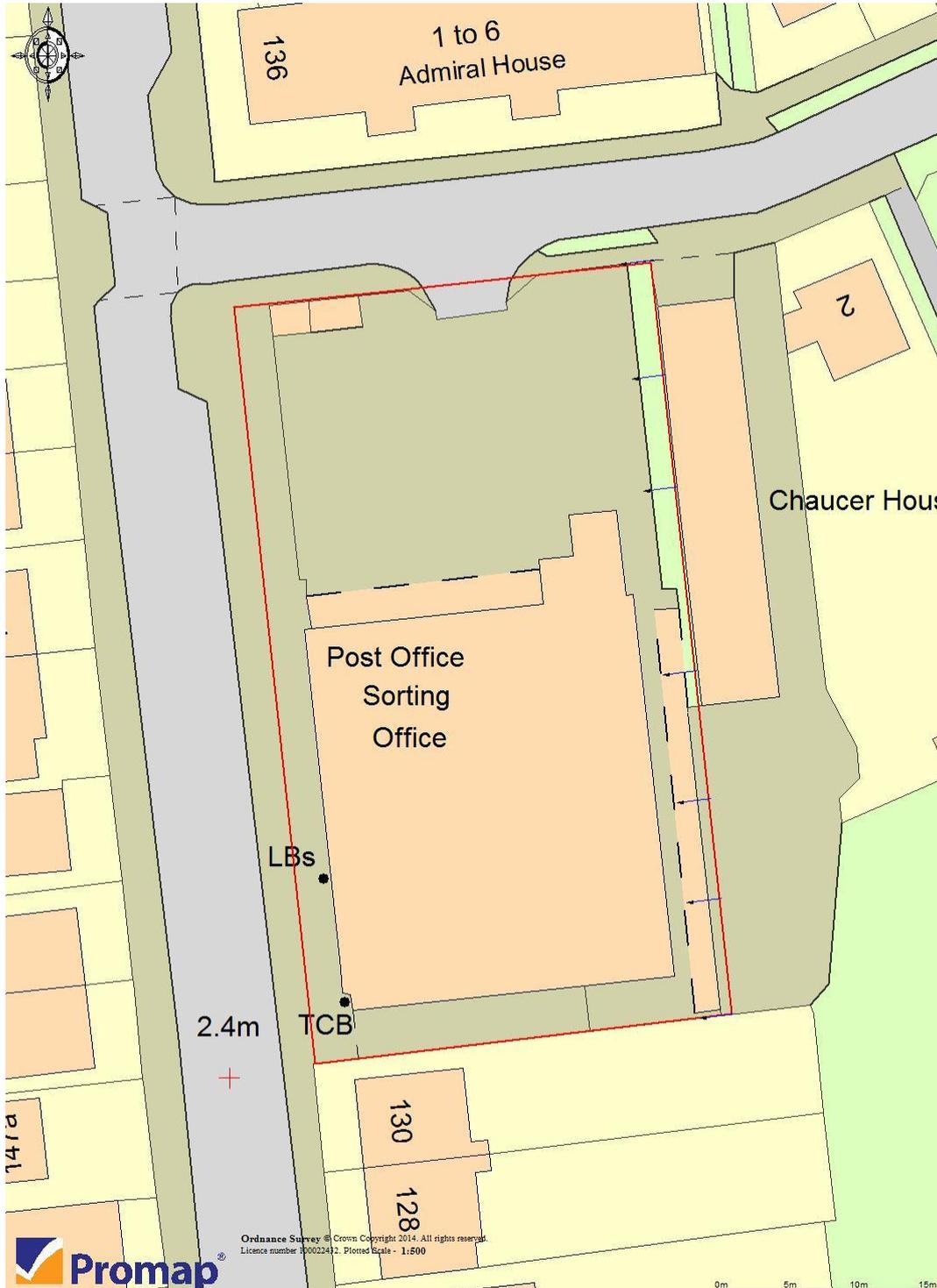
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