

BIRCHINGTON, KENT

STATION ROAD, CT7 9DQ

**LARGE DEVELOPMENT SITE LOCATED IN
CENTRAL BIRCHINGTON, KENT**



PLANNING

The site is sold with no planning consent permitted however the current owners will consider a 'Subject to planning sale.'

PRICE

We are instructed to offer this property for **£525,000 plus VAT**, subject to contract.

VAT

VAT will be payable if applicable.

EPC

An EPC is available upon request.

VIEWINGS

Viewings are strictly by prior appointment via the selling agents. Please note that the site is currently partly tenanted so viewings may need to be accompanied to access existing building

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LOCATION

Located in east Kent, Birchington is a popular village a short distance between both Herne Bay and Margate.

The development is located on Station Road, a short walk from The Square which leads to Canterbury and Margate in each direction. Occupiers in the town include, Sainsburys, Co-Op, Costa Coffee, Nationwide and Betfred.

DESCRIPTION

The site is currently set out as retail space with fronting the main road with a large yard to the rear. The Yard currently has two story garage to the rear which could be converted to residential accommodation subject to the necessary planning.

The property could offer significant development for both residential flats and houses.

The property is to be sold with vacant possession. It may be possible for the existing tenant to agree to a short term lease after completion if required.



Regulated by RICS

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