



EX-(B D Motors), 39 Essex Street, Whitstable, Kent, CT5 4HP.

Guide Price £800,000

Approval for FIVE NEW Terraced Dwellings

The Scheme

FULL PLANNING PERMISSION has been granted for the demolition of the existing building and the construction of five, two/three bedroom terraced dwellings, each arranged over three storeys.

Demolished and ready to build

The Current Site

The site has been demolished, previously occupied by B.D. Motors, a motor vehicle garage.

The total site area is approximately 0.14 acres.



Planning & Conditions Completed

Demolition has been completed in line with the planning conditions, including the necessary removal of soil to the correct depth.

The remaining conditions relate to the confirmation of the window specifications and the design of the garden sheds to be installed at the rear of the new homes. (responsibility of the purchaser)

The planning reference number: CA/25/00613

Application link: <https://pa.canterbury.gov.uk/online-applications/applicationDetails.do?keyVal=SU12ATEAGRE00&activeTab=summary>

Additional Information:

The seller confirms the property is held Freehold under Title Number K792081

VAT is not applicable.

The seller confirms that Community Infrastructure Levy (CIL) does not apply to this site.

Samms. (Strategic Access Management and Monitoring) has been paid.

Utilities & Services

Power has currently been cut for demolition and a temporary supply can then be installed. Water is connected

GDV:

Five Terraced Dwellings. 99 SQM each. Three bedrooms. Circa £500,000 each.

Total GDV: Circa £2,500,000

All information has been provided by Allen Heritage Limited in good faith, but without warranty. Interested parties are advised to conduct their own enquiries and independent due diligence before making any offers.

Viewings:

The site can be viewed from road roadside.

Location Highlights:

Perfectly positioned for convenience and coastal living, the site enjoys an enviable location in the vibrant seaside town of **Whitstable**, Kent. Whitstable offers a unique blend of coastal tranquillity and convenient town-centre accessibility.

Transport & Connectivity

The property is situated just a 10-minute walk from Whitstable railway station, offering direct services to London Victoria and London St Pancras via Faversham. For road users, the **A299** (Thanet Way) is easily accessible, connecting swiftly to the M2 motorway, providing efficient travel across Kent and towards London.

Local Amenities

Local shops, supermarkets, cafés, and independent retailers are all within easy reach. Whitstable High Street, with its mix of boutique stores, artisan bakeries, and well-loved restaurants, is just a short stroll away. The town is also home to a variety of gastro pubs, coffee shops, and acclaimed seafood restaurants.

Coastal Living

The site is located less than 10 minutes from the beach, offering immediate access to Whitstable's famous pebbled shoreline. Residents can enjoy scenic beach walks or take in the views over the Thames Estuary. The beachside promenade and harbour area are popular year-round and host local markets, festivals, and seasonal events.

Documents Attached To Email:

Brochure

Grant of Reserved matters

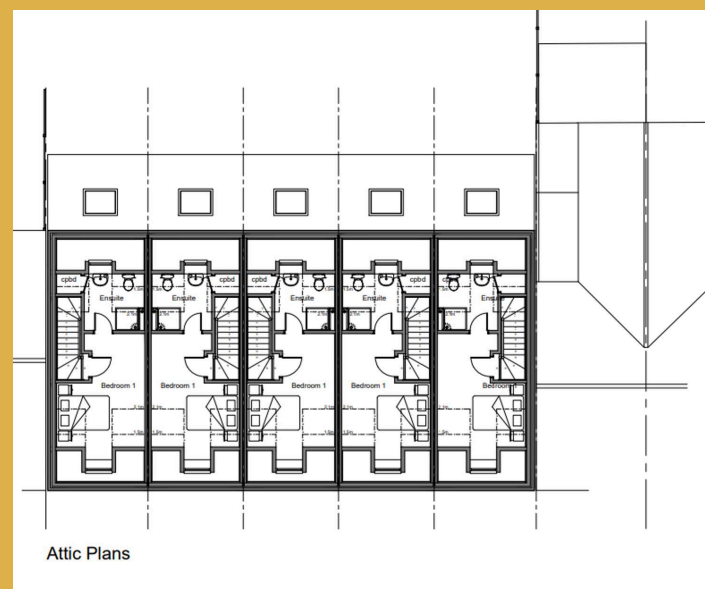
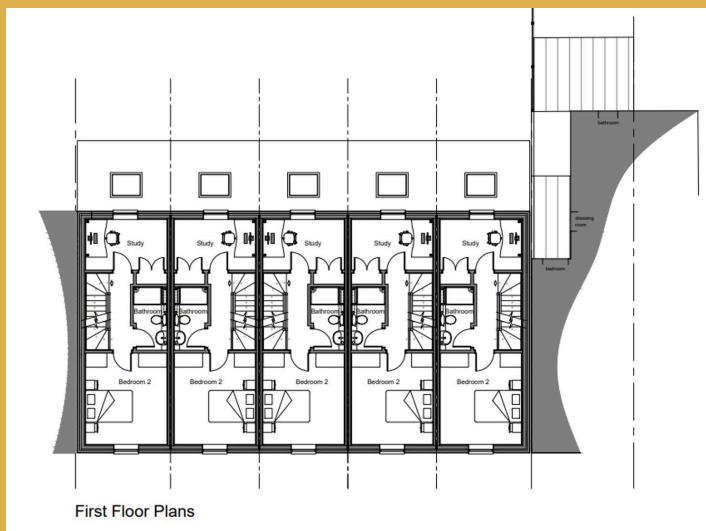
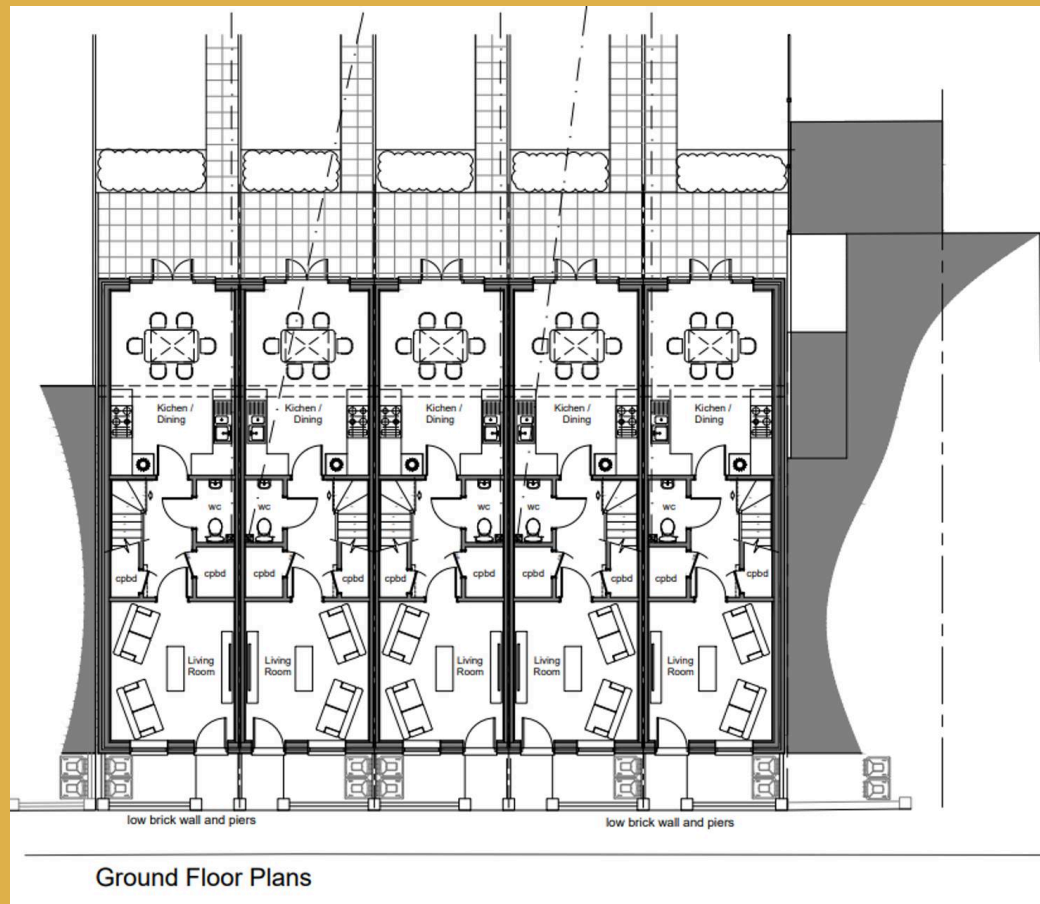
Planning Statement

Local Comparables of GDV

Floor Plans

2/3 Bedroom Parade of Terraces

(Versatile first-floor room could be utilised as bedroom or a study)





The site has been dismantled.

