

Ramsgate - 1A Carlton Avenue, Kent CT11 9BP  
Freehold Land with Residential Development Opportunity  
Planning approved for erection of 1 x 3-bed detached house



BLUE ALPINE

PROPERTY CONSULTANTS





# Ramsgate - 1A Carlton Avenue, Kent CT11 9BP

## Freehold Land with Residential Development Opportunity

Planning approved for erection of 1 x 3-bed detached house



### Investment Consideration:

- Purchase Price: £125,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises plot of land circa 0.02 acres
- Planning approved for erection of a 3-bed house (C3)
- Total approved residential GIA: 93 sq m (1,001 sq ft)
- Situated within 0.8 miles from Ramsgate Train Station and short walk from the Town Centre and Seafront.
- Ramsgate rail station provides frequent services to London St Pancras, Victoria and Canon Street with a fastest journey time of 74 minutes.
- Nearby occupiers include Premier, Post Office, Santander, Nationwide, Takeway`s and more.



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### Development Opportunity:

Planning approved in November 2024 for erection of 1 x 3-bed residential dwelling (C3) with associated access and parking, providing the following accommodation and dimensions:

Approved Ground Floor:

Entrance, open plan kitchen, living & dining, private garden

Approved First Floor:

1 Bedroom, en-suite

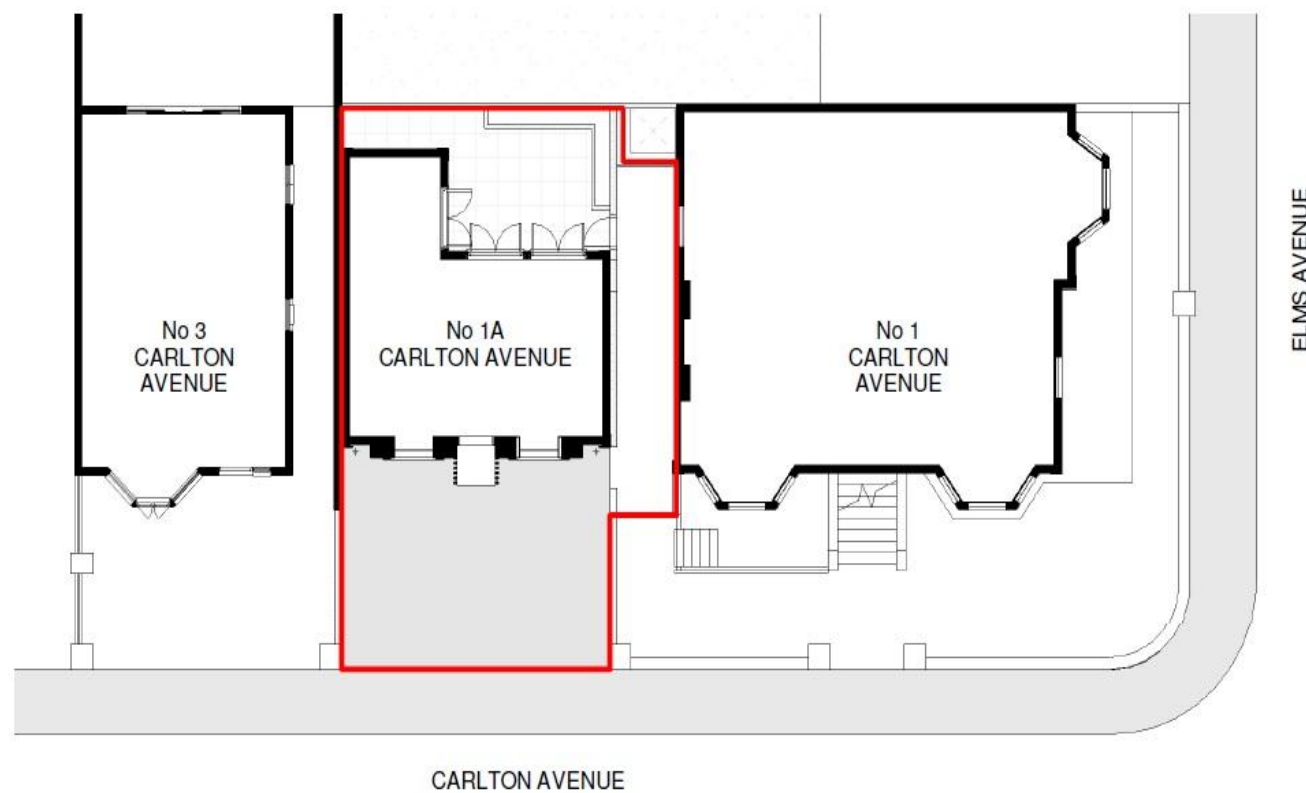
Approved Second Floor:

2 Bedrooms, bathroom

**Total approved GIA: 93 sq m (1,001 sq ft)**

For more information, please refer planning application **F/TH/24/1063** on Thanet District Planning Portal.

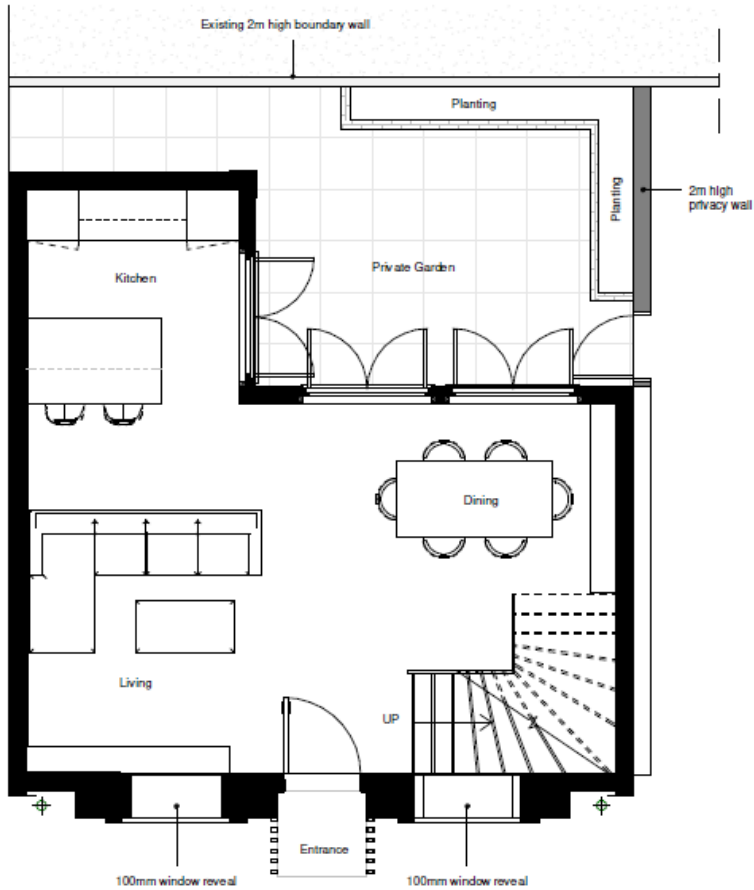
<https://planning.thanet.gov.uk/online-applications/>



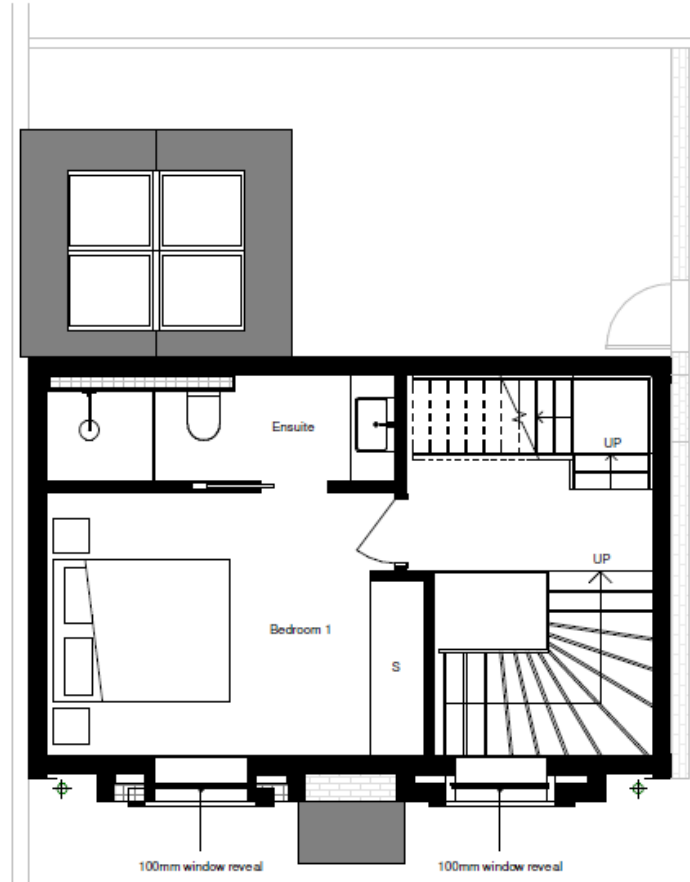
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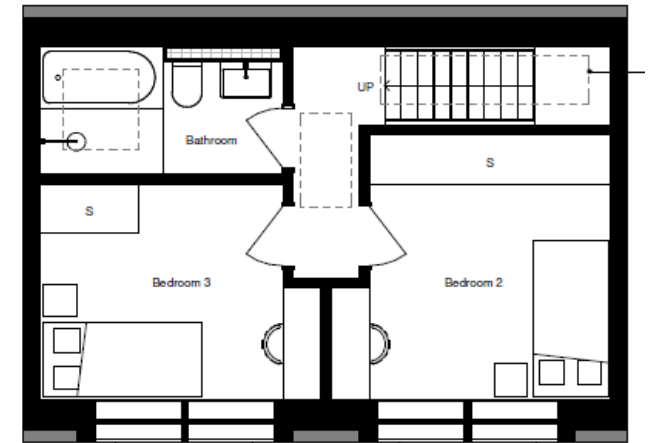
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Approved Ground Floor



Approved First Floor



Approved Second Floor



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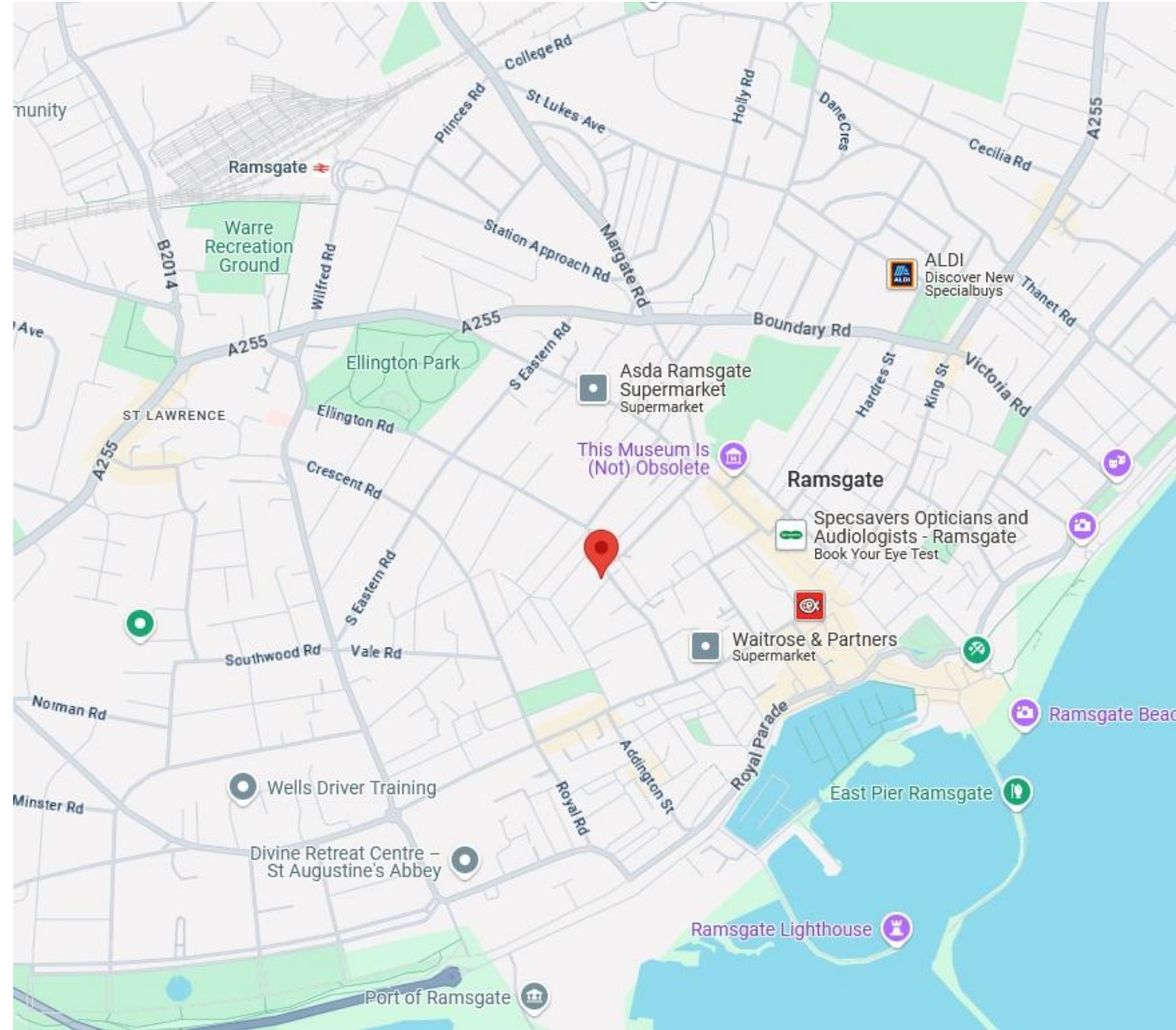
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### Location:

The seaside town of Ramsgate lies on the Kent coast approximately 15 miles east of Canterbury. The A299 links with the A28 to provide access to Canterbury whilst the A256 gives access to Dover to the south. Ramsgate rail station provides frequent services to London St Pancras, Victoria and Canon Street with a fastest journey time of 74 minutes. The property is situated within 0.8 miles from Ramsgate Train Station and only short walk from the Town Centre and Seafront.



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## Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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