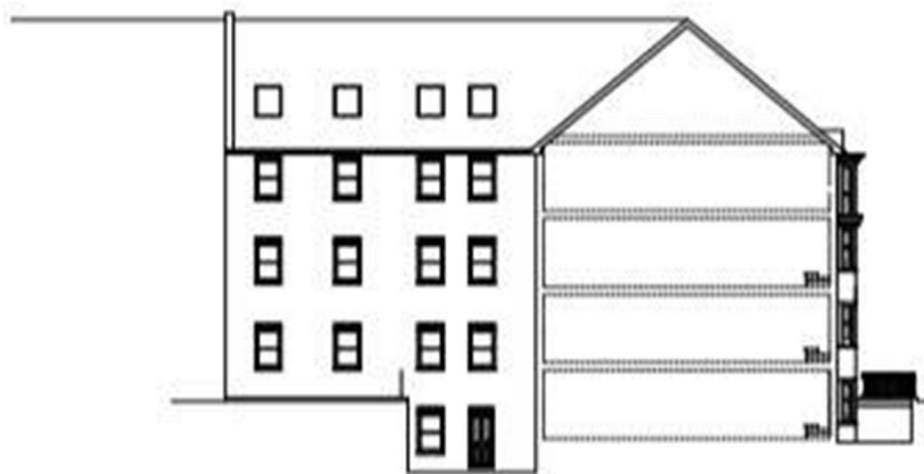




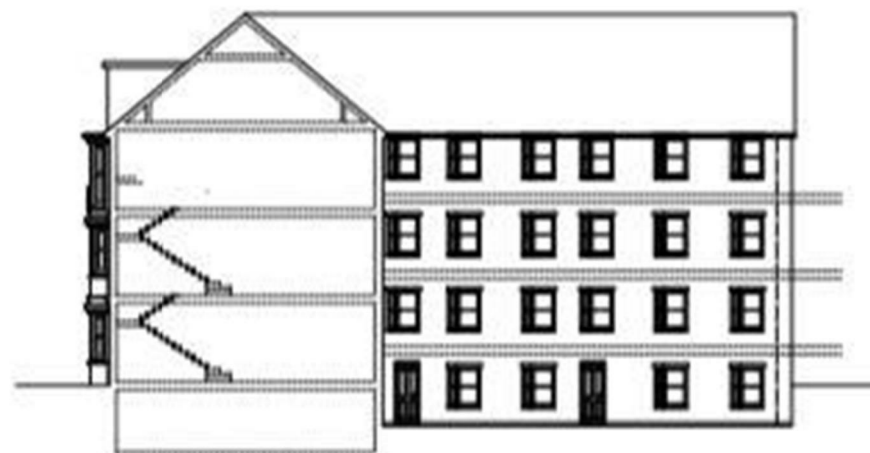
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

LAND AT 67-69 NORTHDOWN ROAD
MARGATE

ELEVATION FOR THE
PROPOSED FLATS ON
LAND TO THE CORNER
OF ATHELSTAN ROAD
AND NORTHDOWN ROAD,
MARGATE.

E.K. Drawing Service Ltd.
22 PRINCIPAL AVENUE, PRINCIPAL, SALES, CT21 2EP
Tel: 01843 811111 Fax: 01843 811112

DATE	12/12/17	PROJECT
PLAN	1/100	NO. 12/17-2
DATE 2. 22	1/100	DATE 2. 22

£825,000

- Development Opportunity
- 21 Apartments
- Sea Side Location
- Close to Amenities
- Planning Granted
- 2 Commercial Units
- F/TH/16/0003

ABOUT

*** DEVELOPMENT OPPORTUNITY ***

This land on Northdown Road in Margate has brilliant development potential, it's come to the market with planning to build 21 x 2 bed apartments and 2 commercial units on the ground floor.

Thanet District Council Planning Reference - F/TH/16/0003

Pricing - A breakdown of our thoughts are attached

Approximate Gross Development Value - £3,500,000

To register your interest or for further information, please contact;

Cliftonville branch; cliftonville@milesandbarr.uk / 01843 231222

Land & New Homes; landandnewhomes@milesandbarr.co.uk / 01304 273340

LOCATION

*Margate – Shoreditch-on-sea

Investment into Margate over the last five years has seen the town undergo a complete revival and it is continually on the up. Many have begun referring to it as Shoreditch on sea for its hip independent stores. Margate has a thriving culture with new cafés, restaurants and a good mix of independent and chain shops continuing to open up in the town. If you're interested in living in Margate, come into our Margate office and we can help find a property to suit you.

*Travel from Margate

Travel to and from Margate is easy. The high speed rail link to London St. Pancras connects Margate to the capital in just over an hour and 30 minutes. Alternatively, National Express Coaches offer a good service in and out of the town.

Getting around the local area couldn't be more simple, with buses connecting Margate to all the surrounding towns and well sign-posted roads make driving easily negotiable.



Location: 67-69 Northdown Road, Margate, CT9 2RJ

Plot No.	Accommodation	Size FT	£ Price	£ / sq. ft.
1	2 Bed Lower Ground Floor	548	£ 140,000	255
2	2 Bed Lower Ground Floor	548	£ 140,000	255
3	2 Bed Ground Floor	548	£ 150,000	274
4	2 Bed Ground Floor	527	£ 150,000	285
5	2 Bed Ground Floor	559	£ 150,000	268
6	2 Bed 1st Floor	548	£ 160,000	292
7	2 Bed 1st Floor	527	£ 160,000	304
8	2 Bed 1st Floor	559	£ 160,000	286
9	2 Bed 1st Floor	957	£ 175,000	183
10	2 Bed 1st Floor	484	£ 150,000	310
11	2 Bed 1st Floor	559	£ 155,000	277
12	2 Bed 2nd Floor	548	£ 160,000	292
13	2 Bed 2nd Floor	527	£ 160,000	304
14	2 Bed 2nd Floor	559	£ 160,000	286
15	2 Bed 2nd Floor	957	£ 190,000	199
16	2 Bed 2nd Floor	484	£ 150,000	310
17	2 Bed 2nd Floor	559	£ 160,000	286
18	2 Bed 3rd Floor	527	£ 155,000	294
19	2 Bed 3rd Floor	527	£ 155,000	294
20	2 Bed 3rd Floor	548	£ 155,000	283
21	2 Bed 3rd Floor	915	£ 185,000	202
Totals		12515	£ 3,320,000	265

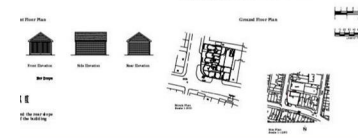
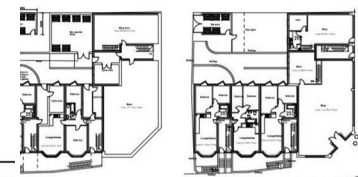
Prices prepared by: Joe Bull & Stuart Barr

Date: January 2019

The figures put forward in this report are our recommended net prices for this development based on today's current market conditions, the plans, the specifications and any other information, verbal or otherwise, you have provided. They do not represent a valuation, formal or otherwise, which can be relied upon for any bank or other loan security purposes. They are provided for your company's exclusive use and should not be disclosed to any third party without our written consent.

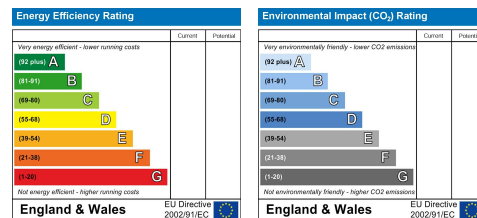


ELEVATIONS FOR THE PROPOSED FLATS ON LAND TO THE CORNER OF FOLKESTONE ROAD AND NORTHDOWN ROAD, MARGATE.



155-157 Northdown Road, Margate, Kent, CT9 2QY

t. 01843 231222 e. cliftonville@milesandbarr.co.uk



In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.