



CHRISTOPHER HODGSON

Tankerton, Whitstable

Development Site, The Convent of Our Lady of Mercy, Northwood Road, Tankerton, Whitstable, Kent, CT5 2EY

Freehold

A development opportunity with significant potential, ideally positioned on a desirable road within central Tankerton, conveniently situated within close proximity to Tankerton's charming seafront, shops and amenities on Tankerton Road, and a short walk from Whitstable station (0.8 miles).

The site is currently occupied by a substantial building, formerly in use as a convent, and is being sold with vacant possession. A resolution to grant planning permission of application reference CA/21/02034 for change of use and extension to provide 10 flats with associated parking and communal gardens, was made by Committee in June 2022, subject to a S.106 Legal Agreement. The agreement has never been finalised and the application remains pending.

To the rear of the site there is a potential building plot for an additional detached dwelling with a frontage on to Strangford Road. This has also been the subject of an undetermined planning application under reference CA/22/01782.

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council; www.canterbury.gov.uk/planning.

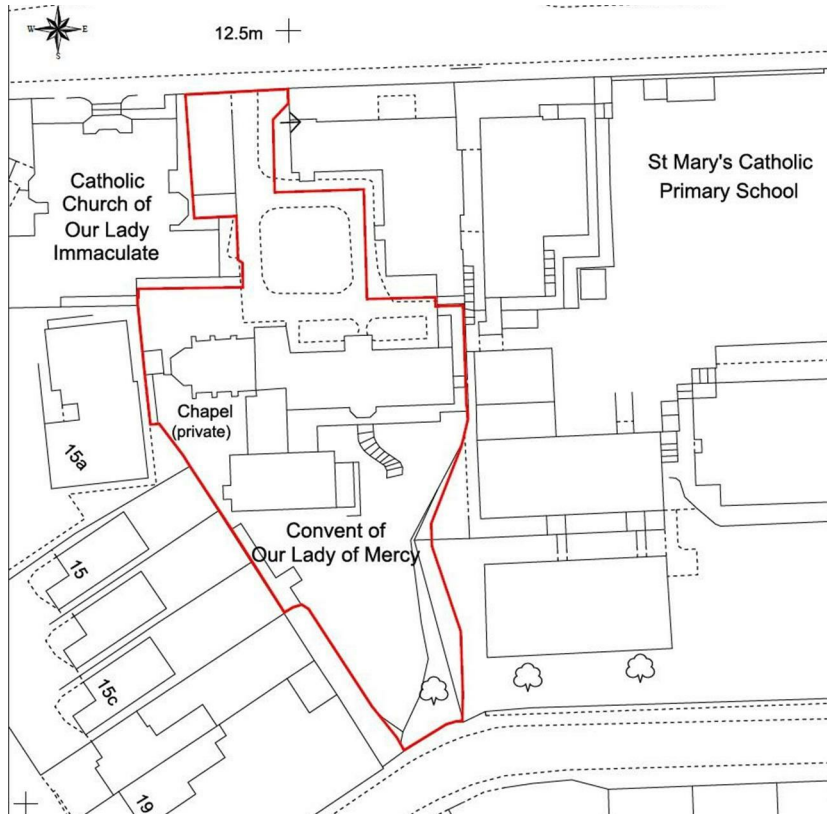
We kindly request that interested parties do not attempt to access the site without an appointment.











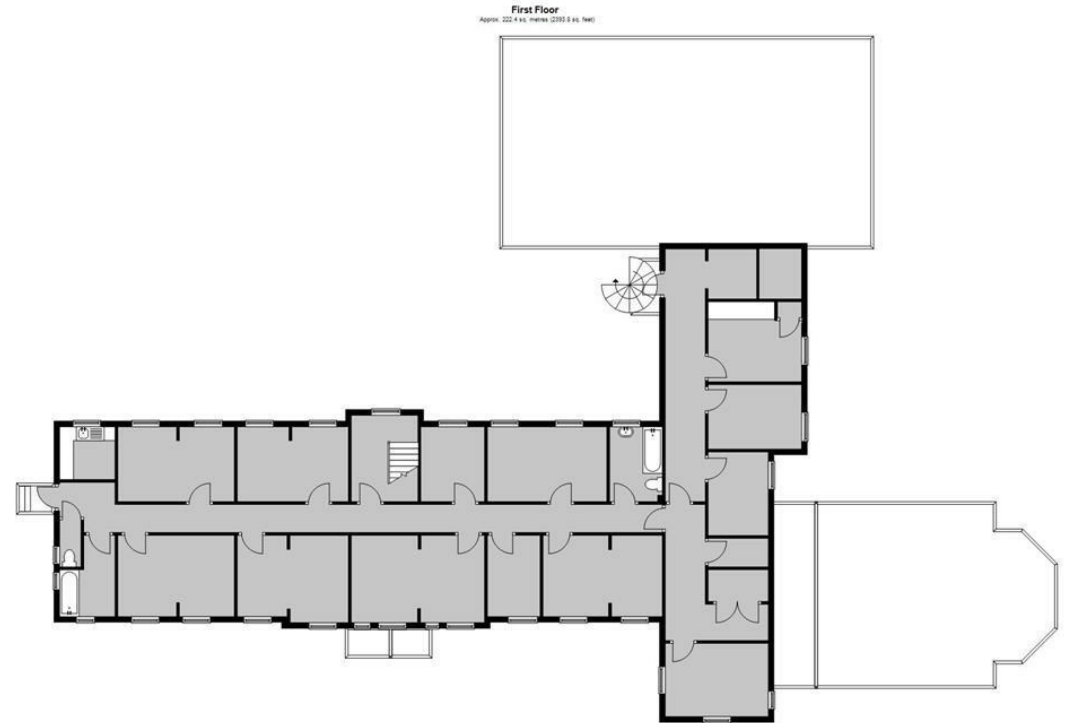
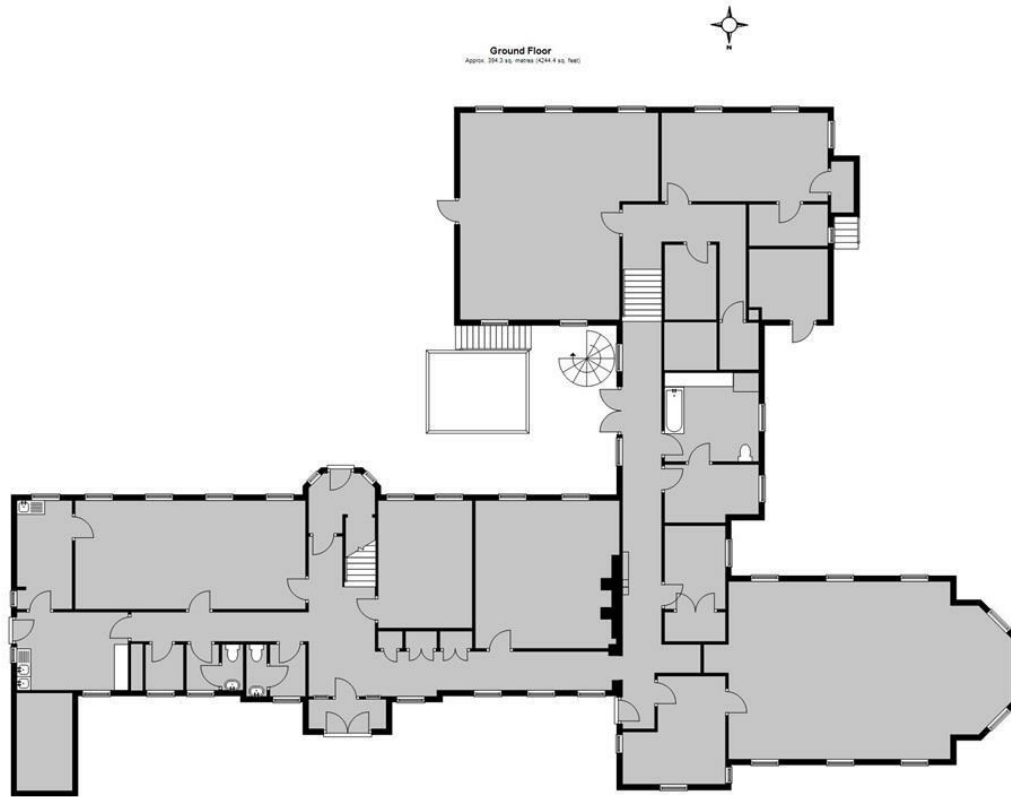
Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

EPC = Exempt

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



Total area: approx. 616.7 sq. metres (6638.2 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe