



## Herne Bay

Guide Price £300,000 Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443  
e: [sales@christopherhodgson.co.uk](mailto:sales@christopherhodgson.co.uk), [lettings@christopherhodgson.co.uk](mailto:lettings@christopherhodgson.co.uk) . [www.christopherhodgson.co.uk](http://www.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 office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

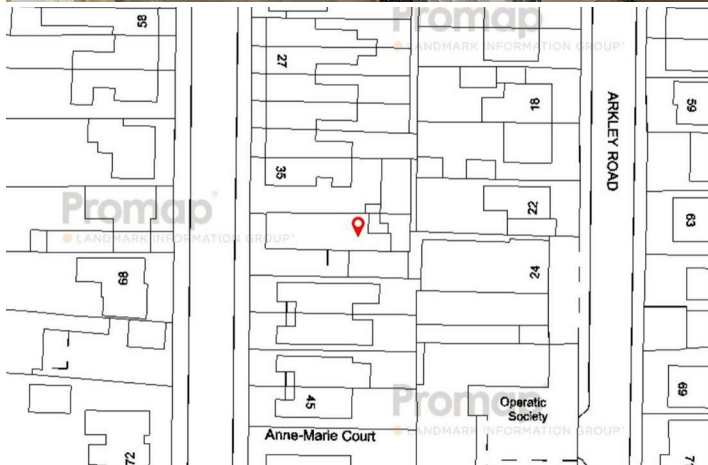
# Herne Bay

37 Stanley Road, Herne Bay, Kent, CT6 5SJ

An exciting residential development opportunity in a highly sought after central location. The site is occupied by a substantial detached commercial premises and is ideally located on a desirable street of predominantly residential property, 0.6 of a mile from Herne Bay railway station and a short stroll from Herne Bay's sea front and bustling High Street.

The site offers considerable potential for residential re-development and is thought suitable for extension and conversion to create numerous apartments arranged over three floors (subject to all necessary consents and approvals being obtained). Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council; [www.canterbury.gov.uk/planning](http://www.canterbury.gov.uk/planning).

The existing building extends to 2683 sq ft (249 sq m) and is arranged on the ground floor to provide a reception area and two large workshop areas with a three phase electricity supply, adjoining kitchen and toilet facilities. The first floor comprises three separate office spaces, a store room and further toilet facilities. A driveway to the side of the building provides off street parking for several vehicles. No onward chain.



## Location

Stanley road is a popular road in a central location just 0.2 of a mile from the High Street which is well served by local shops, schools, seafront and supermarket. The town has a well regarded seafront with popular watersport facilities. There is also a mainline railway station (approximately 0.6 miles distance) providing fast and frequent links to London (Victoria) approximately 88 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The A299 is accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent motorway network.

## Accommodation

The accommodation and approximate measurements are:

### GROUND FLOOR

#### • Reception

19'7" x 11'2" (5.97m x 3.40m)  
at maximum points.

#### • Workshop

24'3" x 18'6" (7.39m x 5.64m)  
at maximum points.

#### • Kitchen

10'9" x 8'11" (3.28m x 2.72m)  
at maximum points.

#### • Workshop

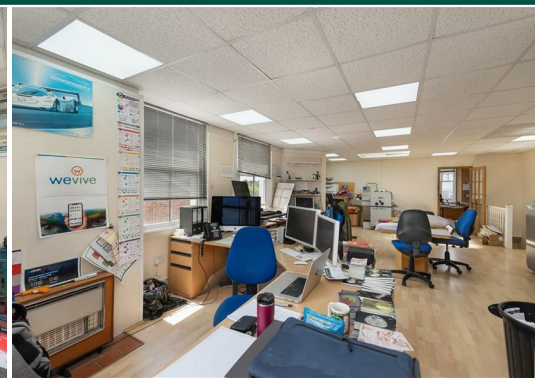
33'2" x 32'9" (10.11m x 9.98m)  
at maximum points.

#### • Cloakroom

### FIRST FLOOR

#### • Office

31'1" x 18'5" (9.48m x 5.61m)  
at maximum points.



#### • Office

11'11" x 11'5" (3.62m x 3.48m)  
at maximum points.

#### • Office

11'11" x 6'8" (3.62m x 2.04m)  
at maximum points.

#### • Store Room

10'9" x 8'11" (3.28m x 2.72m)  
at maximum points.

#### • Cloakroom

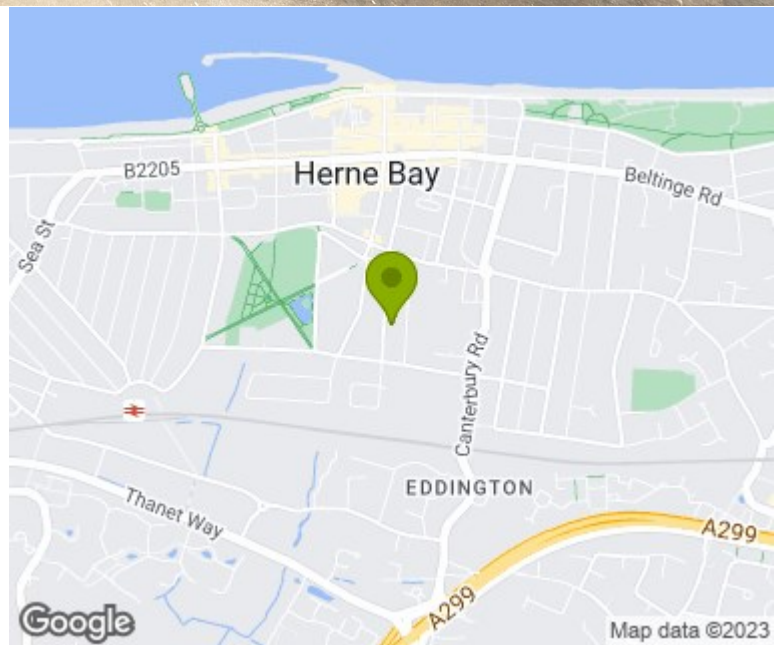
#### OUTSIDE

#### • Courtyard

#### • Driveway

#### Rateable Value

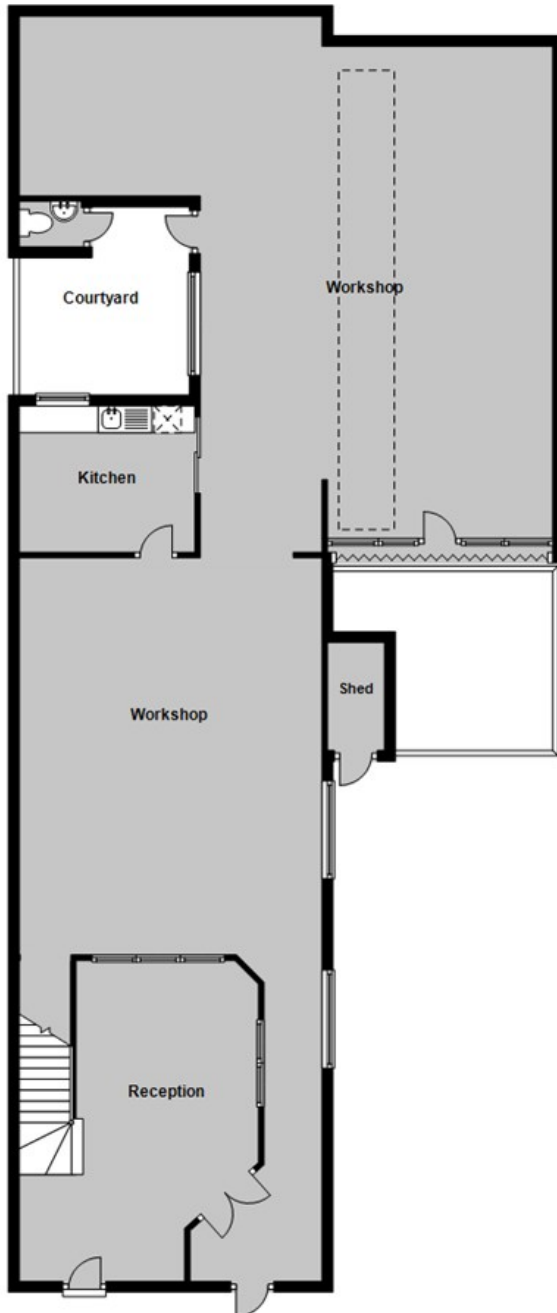
According to the Valuation Office Agency website the property's current description is 'Workshop & Premises' and the Rateable Value is currently £16,000. For more information please visit [GOV.UK](https://gov.uk)





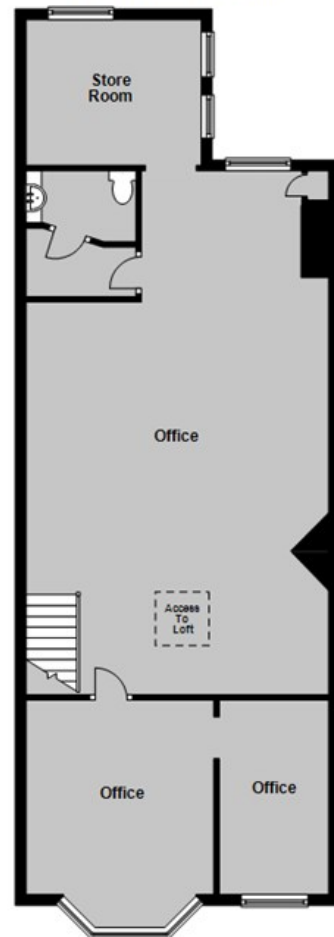
### Ground Floor

Approx. 164.2 sq. metres (1767.4 sq. feet)



### First Floor

Approx. 85.1 sq. metres (915.8 sq. feet)



Total area: approx. 249.3 sq. metres (2683.2 sq. feet)

## Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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 Estate 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.

