

St Augustine's Abbey

A unique opportunity to purchase an attractive historic building set in extensive grounds with development potential for residential, care, retirement or other uses, subject to necessary consents.



- Ramsgate, Kent CT11 9PA
- approximately 26,600 sq ft of existing accommodation
- grounds allocated for development
- sea views and close proximity to the promenade
- close to local amenities
- good transport connections





LOCATION & SITUATION

The property is located in walled grounds on the west edge of Ramsgate town centre at the junction of Grange Road and St Augustine's Road.

The property is bound to the north and east by residential buildings of two and three storeys, to the west by Grange Road and south by St Augustine's Road.

DESCRIPTION

Site

The site extends to approximately 1.5 hectares (3.71 acres) as edged in red on the OS plan. The site comprises the main Abbey situated to the south with various outbuildings to the north. Main vehicular access is from St Augustine's Road with additional vehicular and pedestrian access from Grange Road.

Buildings

St Augustine's Abbey was built in 1860 and was designed by Edward Welby Pugin and later extended in 1904 and 1926. It is Grade II Listed and has previously had planning permission for conversion.

The building is detached and is constructed over two and three storeys in a reformed Gothic style of flint, brick and attractive stone dressings under a pitched tiled roof. A number of original timber framed lead light windows remain.

Internally a number of original features remain including timber floors, impressive tiled cloisters and timber panelling. A later single storey extension extends to west of the main Abbey.

The extensive grounds have potential for independent development or development associated with the conversion and reuse of the Abbey.

The approximate gross internal floor areas of the property are as follows:

St Augustine's Abbey	1,986 sq m (21,377 sq ft)
Outbuildings	485 sq m (5,221 sq ft)

Service

Main water, gas, drainage and electricity are connected to the property. The building is heated via a gas fired boiler and steel column radiators.

Tenure

The property is offered freehold with vacant possession.



PLANNING

Thanet District Council Local Plan, adopted in 2006, contains the current policies for development control. In accordance with recent legislation most of the policies in the Plan are 'Saved Policies' under the Planning and Compulsory Purchase Act 2004, meaning they will continue to have effect until the Local Development Framework is produced.

The Abbey grounds are allocated on the Proposals Map as a Housing Site. The Council have stated in the Local Plan that development on the site should provide for approximately 40 dwellings.

We are informed that the site allocations are currently under review. Conversations with the Council have indicated that the site is likely to be included within the new Site Allocations document as part of the Core Strategy. Details of the site have been submitted to the Council stating that the property is available for housing development.

We have been provided with an architect's study of the site and buildings. The study is somewhat dated, but shows a development of 30 detached and semi-detached houses in the grounds of the Abbey, with the main building offering a conversion to 15 flats and one large five bed dwelling. A copy can be provided on request.

In addition, planning permission was granted in respect of the Abbey in 1993 for a change of use to a residential home for the elderly. The planning consent was not implemented and has subsequently lapsed.

We consider that the property has the potential for conversion and redevelopment for a range of residential, care and retirement uses and possibly other institutional or leisure uses, subject to receipt of planning permission.

Planning enquiries should be made direct with Thanet District Council on 01843 577 000.





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FURTHER INFORMATION

Viewings are strictly via appointment only and no attempt should be made to enter the grounds without prior appointment with the vendor's sole agents, Gerald Eve LLP. We will be arranging viewing days in due course.

Further information including floor plans and copies of the feasibility study can be made available upon request.

St Edward's, opposite, is currently being marketed and available by separate negotiation. Other small development opportunities in and around Ramsgate will be offered shortly.

For more information please contact

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