

For Sale



Land at Northdown Park Road,
Cliftonville, Margate, Kent CT9 2TP



The Plot

DHA Land has been instructed by KCC to market surplus land at the former Laleham Gap School site, Northdown Park Road, Margate, situated immediately to the south of Cliftonville Primary School.

The site comprises two long, narrow parcels of land, divided by a public footpath.

- Parcel A (west) extends to approximately 0.62 acres (0.25 hectares),
- Parcel B (east) to approximately 0.88 acres (0.35 hectares),

Total site area of approximately 1.5 acres (0.60 hectares).

Access

Vehicular access is achieved via Gap Road and Laleham Lane, both of which connect through the recently completed Orbit residential development immediately to the south. The site also benefits from a pedestrian link through to Northdown Park Road to the north and Northumberland Avenue to the east.

Surroundings

The site represents a logical residential infill, with Cliftonville Primary School immediately to the north and established residential properties on all other sides. To the east the site is bounded by Northumberland Avenue, with Cliftonville's popular seafront and beaches less than a ten-minute walk



The site occupies a highly sustainable location with easy access to Northdown Road, which provides a range of local amenities including a Tesco Superstore, Northdown Surgery Medical Centre, and a variety of well-regarded independent cafés, restaurants, and shops along Cliftonville's thriving Northdown Road high street. Frequent bus services are available within 300 metres of the site. Margate railway station is approximately 1.5 miles to the southwest, offering direct services to London St Pancras (approx. 1 hour 30 minutes), London Victoria (approx. 1 hour 45 minutes), Ramsgate, and Faversham.

Planning

The site occupies a highly accessible location just off Northdown Park Road, accessed through the recently completed Orbit residential development to the south.

Planning History

The site has previously been subject to a planning application for residential development, refused and dismissed at appeal solely on the grounds of playing pitch loss. All other matters (including design, density, housing mix and highway safety) were found to be acceptable by both the Council and the Inspector.

A pre-application response from Thanet District Council in September 2024 confirmed that a financial contribution towards local playing pitch improvements would resolve this outstanding issue. The contribution was previously identified at £50,000, though purchasers should note this figure may be subject to review by Sport England. Full details are available in the data room.

Local Authority Position

Thanet District Council cannot currently demonstrate a five-year housing land supply, confirmed at just 3.25 years and has failed its Housing Delivery Test at only 67%. These factors engage the tilted balance under the NPPF, meaning sustainable development proposals carry a greater prospect of success.

Planning Constraints

Tree Preservation Orders affect both parcels, though a tree survey has concluded these are unlikely to significantly affect overall development potential. Thanet does not currently operate a CIL charging schedule; infrastructure contributions will be secured through S106. Further detail is available in the data room.

Affordable Housing

Thanet District Council requires 30% affordable housing on schemes of more than 10 dwellings.



Illustrative Layout (included in data room)

Other Matters

Title Information

The estate roads within the Orbit residential development to the south are privately maintained and do not currently form part of the public highway. As such, the existence of formally granted rights over these roads is critical to ensuring lawful vehicular and pedestrian access to and from the site for development purposes.

The property benefits from formally granted rights of access via the existing Orbit residential development, including the right to connect into and use the estate roads and associated infrastructure, providing full vehicular and pedestrian access to the adopted highway at Northdown Park Road. The property also benefits from the right to connect into and use foul and surface water sewers, and a full and free right to connect to and use all service media — including drains, pipes, cables and other apparatus — laid beneath the estate roads. The right to lay new service media and upgrade existing services is also granted. Further detail, including any conditions attaching to these rights, is set out in the Report on Title available in the data room.

Maintenance Contribution

A purchaser will be required to enter into a deed of covenant committing to contribute towards the reasonable costs of maintaining the estate roads within the Orbit development until such time as they are adopted by the highway authority. Purchasers should note that the estate roads are not yet adopted. Further detail on the maintenance contribution obligations is set out in the Report on Title available in the data room.



Want to know more? Follow the data room link for the additional information

[Data Room Link](#)

Conditions of Sale

VAT is not payable

The site is being sold Freehold with Vacant Possession.

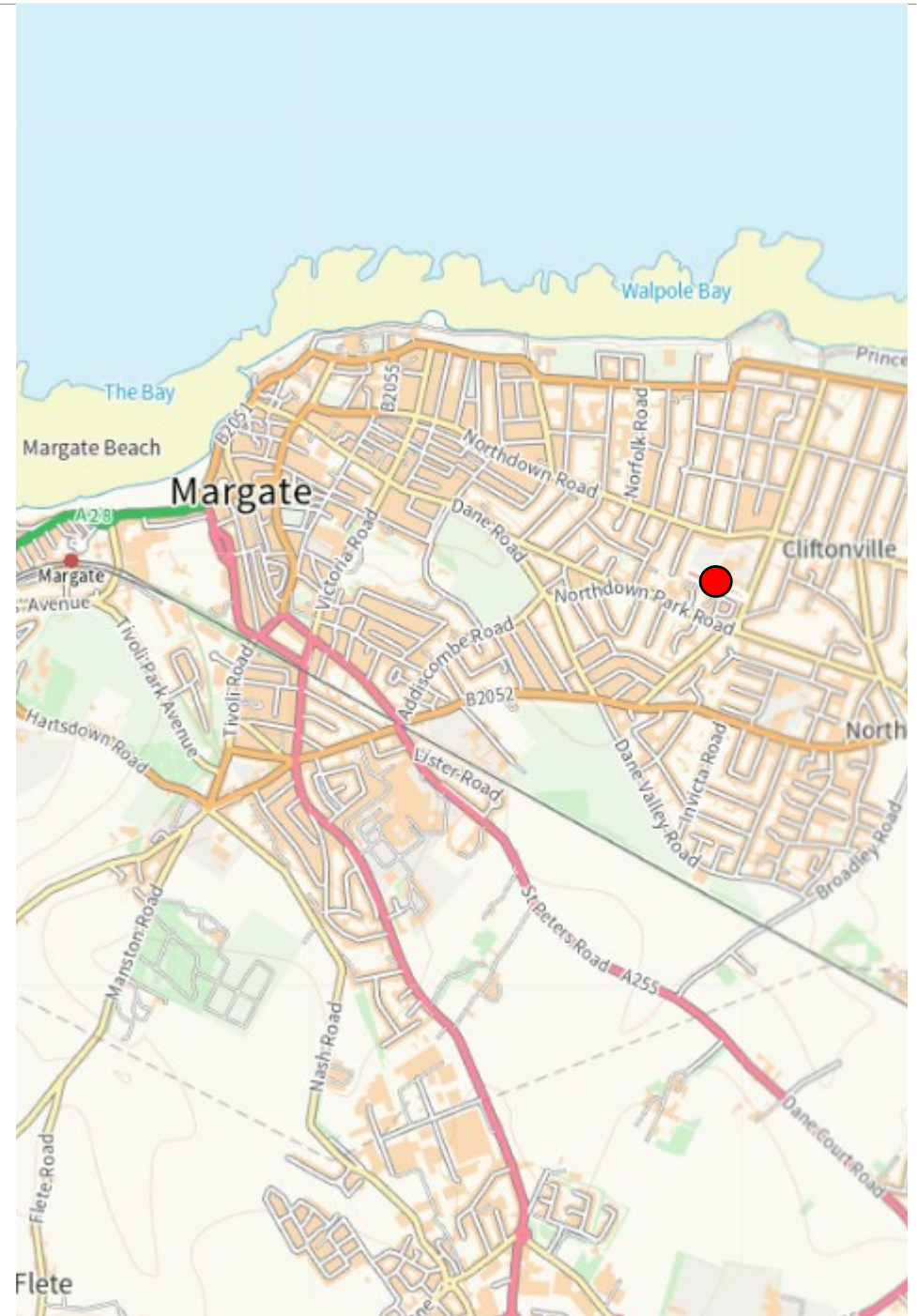
The site is being offered for sale by way of informal tender

Offers are sought for the freehold, on a subject to planning or unconditional basis.

Please make sure to organise a viewing with the site agent before going on to site.

You are able to view at the roadside from either Laleham Lane or Gap Road.

MISREPRESENTATION ACT 1967. These particulars are believed to correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested. Please note that In accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



Contact:

Sam Boland BSc

Sam.Boland@dha-group.co.uk

Mark Presland BSc MA MRICS

Mark.Presland@dha-group.co.uk

Land

Planning

Transport & Infrastructure

Masterplanning, Design & GIS

Environmental Impact Assessment

Flood Risk & Drainage

Viability

Our offices:

Kent

01622 776226

Gatwick

01293 221320

London

020 3005 9725

www.dhaplanning.co.uk

info@dhaplanning.co.uk

