



Sanderson
Weatherall



THE GRANGE

The Grange, College Road,
Ramsgate, Kent, CT11 7AE

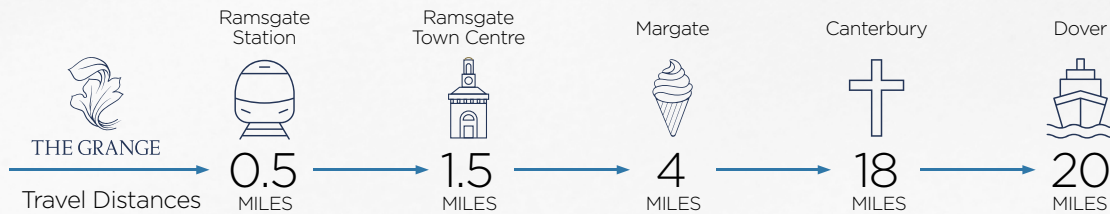
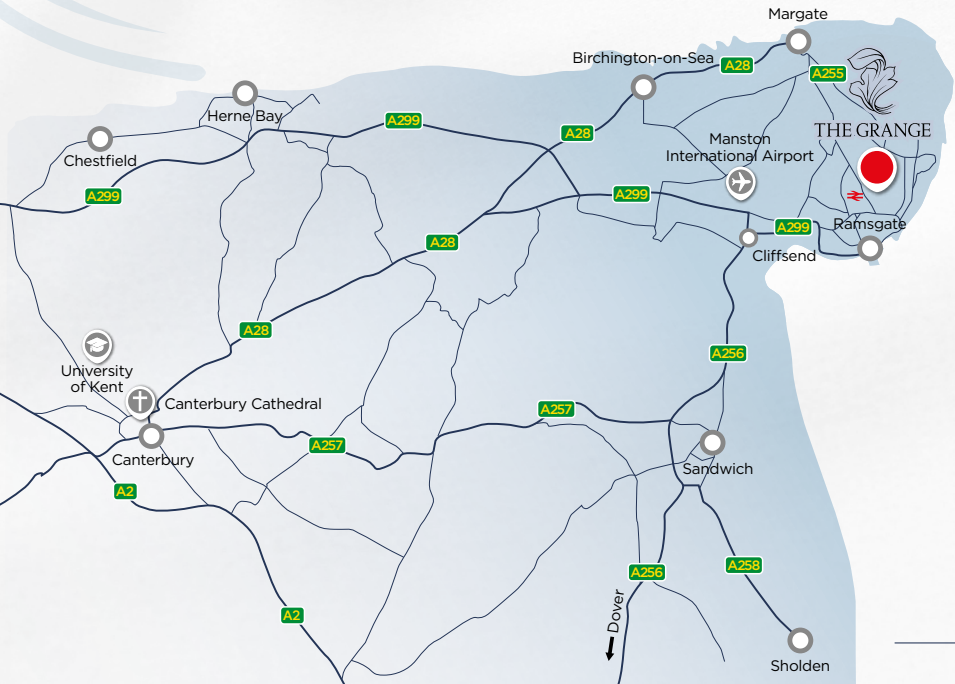
For Sale by Order of the Joint Administrators



LOCATION

Ramsgate is a port town on the east Kent coast approximately 6.5 km (4 miles) south of Margate, 29 km (18 miles) north-east of Canterbury and 32 km (20 miles) north of Dover. The town is served by the A254 and A255, the latter of which connects to the A299 and in turn, the wider road network. Ramsgate is on the High-Speed Rail Line (HS1) providing services to London St Pancras International in as little as 80 minutes.

The Grange is situated on College Road approximately 1.5 km (1 mile) north of Ramsgate town. Ramsgate train station is within a 15-minute walk.





DESCRIPTION

The property comprises a detached, two storey building which provided teaching and boarding accommodation together with ancillary administration /amenity facilities.

Externally, the property has two surfaced car parks and a further parcel of unsurfaced land used for storage and additional parking.

The site area extends to approximately 2.12 acres (0.86 ha).

Parts of the site are likely to be suitable for development (subject to planning).



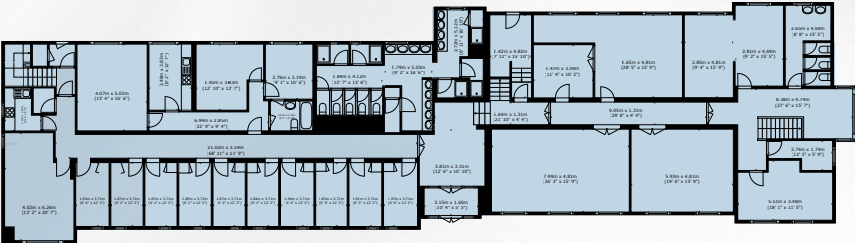


ACCOMMODATION

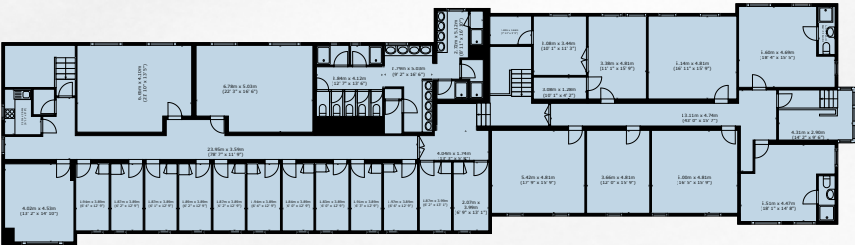
The property provides the following approximate floor areas:-

ACCOMMODATION	SQ M	SQ FT
GROUND	542.2	5,814
FIRST	549.0	5,910
TOTAL	1,089.2	11,724

Floor plans are held in the Data Room.



Ground Floor



First Floor

PLANNING

We understand the Property falls within Use Class **F1 – Local Community and Learning** (formerly D1 of the Use Classes Order 1987).

The site may be suitable for alternative uses such as residential (**Use Classes C2 and C3**) and / or development, subject to obtaining all necessary planning consents.

For further information, please contact **Thanet District Council**.



TENURE

The Property is held Freehold under Title No K900524.

EPC

Awaiting EPC

RIGHT OF WAY

A right of way will be created over the land in favour of the purchaser of St. Lawrence College to enable access to the sports fields north of the railway line.



THE GRANGE





VAT

All prices are quoted exclusive of VAT

PROPOSAL

We are inviting unconditional offers for the Freehold interest, subject to contract and exclusive of VAT.

Offers will be invited by way of informal tender.

Consideration may also be given to a sale of part only.

Please note we are also marketing St. Lawrence College.
Please [click here](#) for further information.

VIEWING

Strictly by appointment with the sole agent.



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