

On the instruction of the Royal School for Deaf Children

VICTORIA ROAD & PARK CRESCENT

MARGATE, KENT CT9 1NA



FOR SALE
5.95 HA (14.70 ACRES)

Former school premises including circa 120,000 Sq ft of existing buildings, comprising educational, residential property & operational Hydrotherapy Pool and Gym.

Strategically important location within an established residential area & walking distance of Margate Town Centre.



FOR SALE
5.95 HA (14.70 ACRES)

SITUATION

Formally comprising the Royal School for Deaf Children, the property is situated in a strategically important location; within a built up and established residential area and within walking distance of Margate Town Centre.

Margate, within the district of Thanet, is approximately 77 miles south east of central London and 16 miles to the north east of Canterbury.

The property is bounded to the west by Victoria Road, a one way route which also serves as the principle access. The north eastern boundary abuts Park Crescent Road which bridges the property with Dane Park, a substantial public open space, whereas the northern and southern boundaries comprise the residential streets of Thanet Road and Byron Avenue respectively.



COMMUNICATIONS

Margate is able to take advantage of HSI, with high speed rail services between the town and Central London. Journey times of approximately 1h 30m are available between Margate and London St. Pancras.

Road communications are also good with access to the motorway network via the A28 Canterbury Road and A229 Thanet Way which link through to the M2 to the west.

77 MILES SOUTH EAST OF CENTRAL LONDON AND 16 MILES TO THE NORTH EAST OF CANTERBURY





QUEENS COURT

TURNER GALLERY

MORRISONS

DANE ROAD

VICTORIA ROAD

MARGATE TOWN CENTRE

B2055 CHURCHFIELDS

DANE PARK

FOR SALE
5.95 HA (14.70 ACRES)

PARK CRESCENT ROAD

A225 ST PETERS ROAD



MARGATE

Margate has benefitted from great inward investment in recent years and, according to some commentators, has seen substantial house price growth during 2014 and 2015.

The opening of the Turner Contemporary gallery in 2011 has arguably given the town greater credentials as an artistic and cultural destination, and its appeal is seemingly growing.

The town centre offers a mix of well known retailers within the high street, and independent stores and traders traditionally situated in the old town towards the harbour arm.

Westwood Cross shopping centre is a short drive to the south, nearly equidistant between Margate and Ramsgate.

Margate, along with its neighbours of Ramsgate and Broadstairs fall in the District of Thanet and all of which are seaside destinations benefiting from a mass of principally Georgian, Regency and Victorian buildings.





THE SITE

The Royal School for Deaf Children was established on the current site in 1862. The existing campus replaces a former large Victorian building with prominent tower over a site which extends to circa 5.95 ha (14.70 acres).

The campus, as existing, is currently occupied by a variety of buildings associated with the former school use, including teaching accommodation, residential supported living and care accommodation, plus a recently constructed and operational Hydrotherapy Pool and Gym to the north of the site – see following page.

None of the buildings are listed, although a minor portion of the site, comprising two residential buildings and the main entrances off Victoria Road, sits within the Margate Conservation Area.

Located close to the southern boundary lies the main school complex, forming a mix of interconnecting, predominantly single storey, brick built structures comprising the secondary school, plus a stand alone school building used as the primary school and known as the Pursglove Building. Whilst there have been later additions, alterations and extensions to the main complex, the majority of these buildings were constructed in the 1960's and 1970's. The buildings are generally single storey (with the exception of the Technology Block and Administration Block) although the site topography is such that there are several level changes as the land slopes from south to north, and the design provides a series of interlocking courtyards, rooms and residences linked by corridors and many stairs.

In addition to the school complex, there are a total of ten residential buildings scattered across the site, of varying styles and sizes, although the majority are situated on the eastern boundary fronting Park Crescent Road in an elevated position. All the residential buildings have been adapted or constructed for the purposes of supported living or residential care, although reinstatement is possible (subject to consents).

Within the wider campus are recreational facilities, including sports field, sports pavilion and playgrounds.





FOR SALE
5.95 HA (14.70 ACRES)

Building	Approx floor area (sq ft)
1 Main School Buildings	86,100
2 Pursglove School Building	8,700
3 Allen Park, Park Crescent Road	1,485
4 Allen Lodge, Park Crescent Road	1,810
5 Allen Villa, Park Crescent Road	1,715
6 Allen House, Park Crescent Road	1,770
7 Allen Rise, Park Crescent Road	2,320
8 Tresla House, Park Crescent Road	1,450
9 Allen Court 1, Park Crescent Road	1,325
10 Allen Court 2, Park Crescent Road	1,840
11 Thanet Lodge, 54 Victoria Road	2,185
12 Our House, 50 Victoria Road	1,260
13 Hydrotherapy Pool Gym, Victoria Road	8,300

Westgate College
for Deaf People

Royal School for
Deaf Children



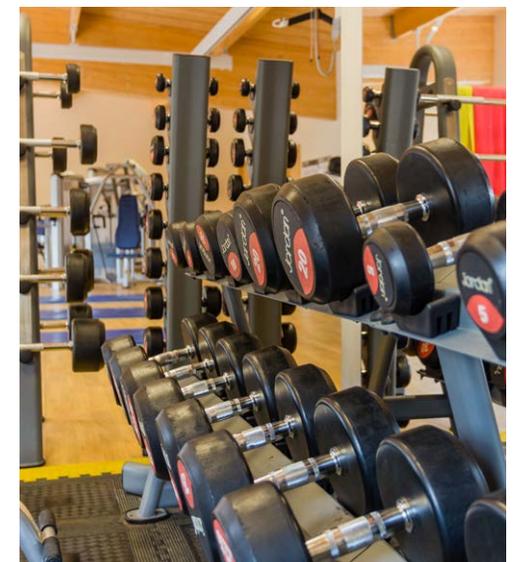
HYDROTHERAPY POOL & GYM

The building was constructed just three years ago by the school, in part for the benefit of the students associated, but also for public access.

The Hydrotherapy Gym and Pool, trading as Blue Wave, continues to operate and does so profitably. Financials are available from the dedicated website.

The complex is laid out to provide the Hydrotherapy Pool, measuring 12.5m x 6m, changing facilities and café/reception area to the ground floor. There is a passenger lift serving the first floor which provides a fully fitted Gym, plus consulting and changing rooms.

We understand the building benefits from a ground source heat pump which extends into the (part of) playing field to the south.





PLANNING

The school use ceased in late 2015 and it is envisaged that the site may be suitable for re-development, subject to the necessary consents if no educational occupier can be identified for the school.

Policy

The Local Planning Authority, Thanet District Council, is in the process of forming a new Local Plan which will cover the district to 2031 and will replace the Saved Policies from the 2006 Local Plan. The site is not allocated in either the 2006 Local Plan or the proposed plan.

History

None of the existing buildings on site are listed and nor are they considered to be of architectural or historical interest, although an element of the site falls within the Margate Conservation area, including the boundary wall and gates of Victoria Road which may be regarded as an important architectural feature.

There is a long history of planning applications for alterations and extensions to the general campus buildings and, of course, the application for the Hydrotherapy Pool and Gym (12/0197).

Within the same parcel of land now occupied by the Hydrotherapy Pool and Gym, we note consent was previously granted for:

06/0620 – two storey residential block containing 40 bedrooms granted August 2006)

08/0627 – two storey residential building providing some 32 bedrooms (granted August 2008)

Consent for more significant re-development, albeit only over the western portion of the site, was granted in 2005 (05/0316) for a new college campus building and plus residential blocks.

Vision

Aside from the above there have been no applications for wholesale re-development on the site, although in 2016 the vendors have made pre-application enquiries with Thanet District Council (a copy is available within the hosted data room) on the basis of a potential residential lead scheme. A suggested high level layout plan can be seen here.

Further Information

Further information, including Searches and Surveys such as Environmental, Topographical, Arboricultural and Asbestos can be found in the hosted data room.

- | | |
|---|--|
|  Green Pedestrian Link |  Green Areas |
|  Park Views |  Community Facility |
|  Potential Development Zones |  Scope for Sensitive Low Scale Development in Conservation Area |





SERVICES

The site is served by mains gas, drainage, water and electricity.

LEGAL SUMMARY

The freehold titles are registered at the Land Registry under Title numbers K971401, K971329, K971351, K971352 and K971383 in favour of The Royal School for Deaf Children.

VAT

The site is not registered for VAT.

RATEABLE VALUE

The only element to the property which is assessed for Business Rates is the Hydrotherapy Pool. The Rateable value is £46,250.

METHOD OF SALE

The property is to be sold via informal tender and the property is offered with vacant possession. Where required the trading business associated to the Hydrotherapy Pool can be assigned/sold to a buyer subject to negotiation.

Offers are invited on either an unconditional or conditional (subject to planning) basis. The vendor requires any purchaser to set out it's vision and plans for the site in any conditional bid.

FURTHER INFORMATION

Further information can be accessed via the dedicated marketing website, summarised below. Access to the website is password protected and can be obtained by contacting Eddisons.

- Planning: pre-application submission
- Planning: historic documents
- Site Plans
- Topographical Survey
- Ecological Appraisal
- Environmental Review
- Arboricultural Survey
- Historic Asbestos Report
- EPCs
- Photographs
- Legal pack searches
- Title documents

OFFERS

Offers are to be submitted in line with the bid pro forma which is available on the dedicated marketing website www.victoriaroadmargate.co.uk

VIEWINGS

Viewings are strictly by appointment only and can be organised through the vendors sole agents Eddisons.

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