



**LAND TO SOUTH OF PETROL FILLING STATION  
MINSTER  
RAMSGATE  
KENT**

**0.5 TO 1.64 ACRES OF DEVELOPMENT LAND  
(SUBJECT TO NECESSARY PLANNING PERMISSION)**

**FOR SALE**

Caxtons for themselves and for vendors or lessors of this property whose agents they are, give notice that:

- 1 The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants  
Registered Office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent DA12 1BG  
Registered Number: 2492795

**Location**

The property is situated on the A253 to the former Kent International Airport approximately 6 miles from the centre of Ramsgate and approximately 7 miles from the centres of Margate and Broadstairs.

The site is also about 15 miles east from the City of Canterbury, 20 miles from A20/M20 at Dover and 3 miles from the A299 Thanet Way which connects to the M2 and motorway network at Faversham approximately 25 miles.

Local occupants include Holiday Inn Express, Premiere Inn, McDonalds and Co-operate Store.

**Description**

The site has three bunded development plots each measuring approx. 0.5 acres each and available separately or as a whole. Access and egress is via Laundry Road and is bordered by farmland.

**Price**

On application.

**Rating Assessment**

According to the local rating authority website the premises are assessed for rating purposes as follows. However prospective occupiers should make their own enquiries to verify this information.

Rateable Value:	£TBA
UBR 2014/2015	47.10p in the £

**Legal Costs**

Each party is to be responsible for its own legal fees.

**Viewing**

Strictly by appointment through Sole Agents Caxtons on ☎ 01227 788088 either James Roberts or Beverley Chaplin.