

# For Sale

## DEVELOPMENT OPPORTUNITY



*Red line boundary is indicative only*

**West Cliff Hall, Westcliff Promenade, Ramsgate, CT11 9JX**

**AVISON  
YOUNG**

# Executive Summary

- Site extends to approximately **0.75 acres / 0.304 hectares**;
- Unique opportunity to acquire **vacant heritage asset**;
- Located in **prime seafront** position on the Ramsgate Promenade, offering coastal views;
- **Prime coastal living** just moments from Ramsgate town centre, offering a vibrant mix of independent shops, cafés, restaurants, and everyday amenities;
- **Positive pre-application response** received from Thanet Council for residential and hotel scheme;
- **Excellent connectivity**, with Ramsgate railway station approximately 0.7 miles away offering high speed trains to London St Pancras; short walk to Ramsgate high street;
- Offers are sought for the **Freehold** interest subject to contract;
- Sale by way of informal tender.



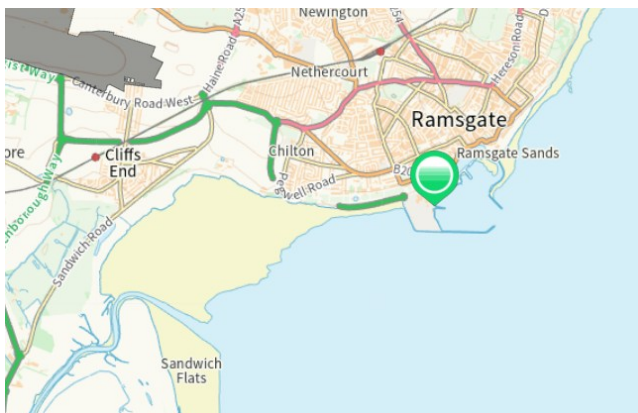
*Red line boundary is indicative only*

## Location

West Cliff Hall occupies a prime coastal position in Ramsgate, an increasingly popular seaside town benefiting from ongoing regeneration and strong buyer demand. Located moments from the historic Royal Harbour, the scheme is surrounded by a vibrant mix of cafés, restaurants, and independent retail, supporting a thriving year-round local economy.

The town's attractive beaches, marina lifestyle, and expanding leisure offering continue to drive its appeal among residents and visitors alike. Excellent connectivity further enhances its investment credentials, with high-speed rail services to London in approximately 1 hour 15 minutes, alongside convenient local bus routes serving the wider area.

Positioned along Ramsgate Promenade within the distinguished West Cliff area, the site benefits from an established and historically rich setting, characterised by elegant Victorian and Edwardian architecture, expansive sea views, and direct access to the seafront.



## Description

The site extends to approximately 0.75 acres (0.3 hectares) and lies within the administrative boundary of Thanet District Council, in the historic West Cliff area of Ramsgate.

The property comprises a vacant former concert hall dating from 1914, presenting a rare opportunity to reposition a characterful building within a high-value coastal setting. While not statutorily listed, the building is recognised as a non-designated heritage asset of significance, offering scope for sensitive redevelopment.

The site's scale, prominent seafront location, and heritage context combine to create a compelling opportunity for redevelopment, supported by strong underlying demand and the town's continued growth trajectory.

## Opportunity

The site offers a versatile redevelopment opportunity, supported by positive pre-application response received from Thanet Council for 9 residential luxury dwellings. It also has a previous positive pre-application for a 89-room hotel.

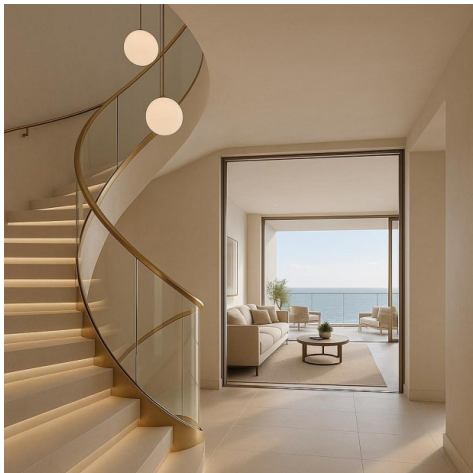


## Pre-Application

Pre-application feedback from Thanet District Council confirms that the proposed redevelopment of West Cliff Hall for residential use is supported in principle. The site is recognised as a sustainable, previously developed location within the urban area, with clear policy support for new housing delivery.

The Council has responded positively to the conversion of the existing building, noting its sympathetic approach and retention of key architectural features. The introduction of additional dwellings within the courtyard has also been acknowledged as potentially acceptable, subject to detailed design and supporting information.

Overall, the scheme is considered to offer a viable opportunity to deliver high-quality new homes in a highly desirable coastal setting, while bringing a long-vacant building back into active use.



CGI Images are for illustrative purposes only

## Supporting documents:

We have been provided with the following information which will be made available in the dataroom.

- Decision Notice Pre-application
- Design and Access Statement
- Existing Floor Plans
- Proposed Floor Plans
- Location Plan
- Title Plan
- Site Plan
- Flood Risk Assessment
- Asbestos Survey
- Utility Services Report

## Data Room

Please follow the link below to register for access to the data room.

[Data Room](#)

## Tenure

The site is available on a freehold basis (title number: **TT108731**).

All interested parties should make their own legal enquiries.

## VAT

The property is not elected for VAT.

## Viewings

By appointment with Avison Young agents.

## Bidding Requirements

Parties wishing to submit a proposal will be required to complete a bid pro-forma. This will be made available upon request.

## Offers and Terms

Avison Young, on behalf of the seller, are seeking unconditional offers for the freehold interest, subject to contract.

## Further Information

For further information and access to the data room, please contact the sole agents at Avison Young:

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the buyers / funders / lessee.
- 4) Two forms of identification.

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