



PRIME DEVELOPMENT OPPORTUNITY

STATION APPROACH, BIRCHINGTON, CT7 9RD



FREEHOLD FOR SALE SEEKING UNCONDITIONAL AND SUBJECT TO PLANNING OFFER



RAPLEYS

THE LOCATION

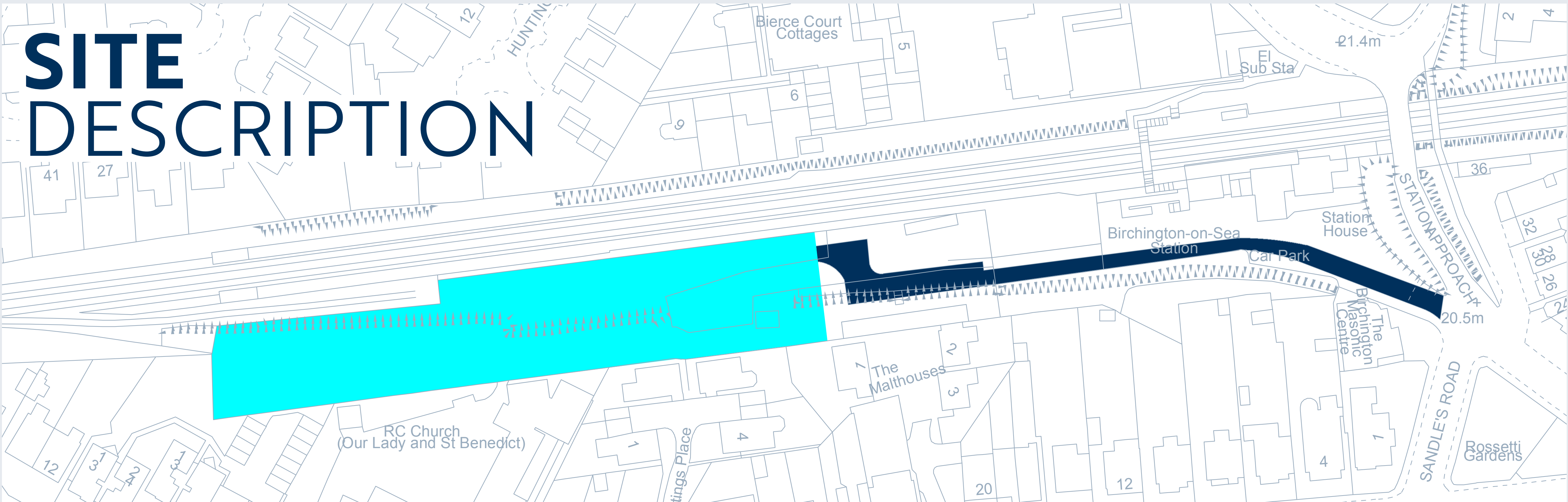
The property occupies a prominent position immediately adjacent to Birchington-on-Sea Railway Station in Birchington, Kent. The site benefits from strong transport connectivity, with direct rail services to London Victoria, Canterbury, Ramsgate, and other key commuter and coastal destinations.



The A28 runs through Birchington, providing convenient road access towards Margate, Canterbury, and the wider Thanet and East Kent area. The A299 Thanet Way, located approximately 2 miles to the south, links directly with the M2 motorway and the national motorway network.

The surrounding area comprises a mix of residential neighbourhoods, local retail, and transport-related uses, supporting strong local footfall and accessibility.





The site extends to approximately 0.32 hectares (0.78 acres) and comprises a secure parcel of hardstanding land coloured blue on the plan. The property is enclosed by boundary fencing with gated access taken directly from Station Approach.

No permanent structures are currently present on site. Access to the property is via a right of way through land shown navy on the plan. The right of way is owned by Network Rail and leased to the train operator. The right of way will include the ability to lay and connect services to the site.

The site boundaries are defined by the railway line to the north, Birchington Baptist church and car park to the south, established residential housing to the west, and Birchington Station to the east. Its station-side position, strong connectivity, and residential surroundings provide flexibility for both future development and potential commercial use.

● SALE AREA: **3,168 SQM** ● ROW / SERVICES



Birchington site.

PLANNING

The site is located within the jurisdiction of Thanet District Council and is within Flood Zone 1 and is unconstrained by designated heritage or ecological protections. The site is currently vacant land, previously utilised for open storage, with no significant recent planning history.

Thanet continues to face pressure to deliver new homes, with the district's Housing Delivery Test result standing at 78%. In this context, the site is well placed to accommodate residential development, supported by local planning policies which require a mix of housing types and, for schemes of 10 units or more, 30% affordable housing (subject to viability).



Site entrance.

While the primary opportunity is for housing, there may also be scope for small-scale, complementary uses where these do not impact the surrounding residential environment.

Overall, the planning framework provides a positive basis for bringing forward residential-led development at this well-located site.





VIEWINGS

- Strictly via appointment through Rapleys.
- Viewing days will be arranged during the course of the marketing period.

OFFERS

- Offers are invited on an unconditional and subject to planning basis.

UTILITIES

- Services are subject to an agreement being made with the adjoining train company.

BIDS & SUBMISSION

- Offers are invited on an unconditional basis with no deferred payment.

All submissions should include the following information:

- A 10% deposit will be required upon exchange of contracts.
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding and any third party approvals required.
- Please confirm you and your solicitors have reviewed all the documentation contained within the Data Room.
- Provide details of the solicitors who will be acting on your behalf in this transaction.

IDENTITY CHECKS/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will need to provide proof of identity and residence.

For a Company, any person owning more than 25% must provide the same.

DEADLINE

- Midday, 7 November 2025
- Our client reserves the right not to accept the highest or any other offer received.

CONTACTS



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