



---

## NORTH FORELAND ESTATE BROADSTAIRS, KENT

---

13 substantial self-build plots, with planning permission, within the prestigious and highly sought-after private clifftop North Foreland Estate. Each plot offers the ideal space to develop a bespoke, luxury home.

Prices from £450,000



---

## CONTENTS

---

Welcome To Broadstairs, Kent	4-5
Build A Dream Home By The Sea	6
East Side Plots	7
West Side Plots	8
Sea-Front Plots	9
Making The Dream A Reality	10-11
Plots Overview	12-13
Points Of Interest	14
Getting Around	15



## LIFESTYLE

## WELCOME TO BROADSTAIRS, KENT

A coastal town on the Isle of Thanet in east Kent, around 80 miles east of London, Broadstairs is remote enough to provide a peaceful respite from the city, yet is still very well-connected. Situated between the popular seaside towns Margate to the north west and Ramsgate to the south, Broadstairs has earned a deserved reputation as a relaxed and unspoiled resort, with nostalgic seaside charm. Its picturesque beaches are award-winning and offer all the attractions and activities you'd expect from a British beach front, including surfing, beach huts and characterful cafés.

Far from being stuck in the past, the coastal town has recently experienced a period of rejuvenation, with boutique shops, art galleries, bars, theatres and restaurants now in abundance, in addition to the popular Westwood Cross shopping centre, which is just a short drive away. The promise of the HS1 upgrade in 2019, which will shorten the journey time to London St Pancras from 82 to 63 minutes, is tempting more and more Londoners out of the capital, making now the optimum time to put roots down in Broadstairs.





THE DEVELOPMENT

# BUILD A DREAM HOME BY THE SEA

We're pleased to present to you this unique opportunity to build a luxury, bespoke home in the picturesque seaside town of Broadstairs in Kent. Ideally situated in the town's most coveted private estate, in a stunning clifftop location, the 13 plots also benefit from secure access via a private road. We're offering the plots for sale with planning permission, giving you an entirely blank slate on which to design a home tailored to your exact specifications.

The 13 plots are divided into two parcels of land: one to the east of North Foreland Avenue fronting Cliff Promenade, and a smaller parcel of plots to the west of North Foreland Avenue. Due to the raised topography of the land, all plots benefit from direct sea views.

### North Foreland Estate

All plots are set within the private North Foreland Estate, a small, prestigious estate occupying a prime position in Broadstairs. Filled with detached, individually-designed homes, the estate is one of the most sought-after addresses in East Kent.

### Choose Your Ideal Plot

There are 13 spacious, superbly situated plots available, including the 'Coach House' plot, each with ample space for a well-sized property, and perfect for building a family home or a holiday retreat.



# EAST SIDE PLOTS

Tucked back from Cliff Promenade, there are two plots available on the east side, each with ample space to build a truly spacious property. These well-sized plots are at the heart of the North Foreland Estate, surrounded by greenery and with breathtaking sea views.



### PLOT 1

Size: 41m x 47m  
1,927 sq m  
20,743 sq ft

### PLOT 2

Size: 30m x 47m  
1,410 sq m  
15,177 sq ft



Please note that all plot sizes are approximate.



THE DEVELOPMENT

WEST SIDE PLOTS

In the west side parcel, there are seven plots available, including the 'Coach House' plot, each of the optimum size for building an impressive property. Each spacious plot boasts striking sea views.



PLOT 3

Size: 20m x 49m  
980 sq m  
10,500 sq ft

PLOT 5

Size: 20m x 49m  
980 sq m  
10,500 sq ft

PLOT 7

Size: 20m x 49m  
980 sq m  
10,500 sq ft

'COACH HOUSE' PLOT

Size: 25m x 44m  
1,100 sq m  
12,600 sq ft

PLOT 4

Size: 20m x 49m  
980 sq m  
10,500 sq ft

PLOT 6

Size: 20m x 49m  
980 sq m  
10,500 sq ft

PLOT 8

Size: 20m x 49m  
980 sq m  
10,500 sq ft



Please note that all plot sizes are approximate.

THE DEVELOPMENT

SEA-FRONT PLOTS

These four spacious plots enjoy a prime position fronting Cliff Promenade, with space to build an impressively sized property on each. These are the premier plots within the North Foreland Estate. Located directly on the sea front, you'll have an unrivalled view over the sea and direct access to the private beach.



PLOT 9

Size: 27m x 65m  
1,755 sq m  
19,000 sq ft

PLOT 11

Size: 27m x 65m  
1,755 sq m  
19,000 sq ft

PLOT 10

Size: 27m x 65m  
1,755 sq m  
19,000 sq ft

PLOT 12

Size: 27m x 65m  
1,755 sq m  
19,000 sq ft



Please note that all plot sizes are approximate.



THE POTENTIAL

## MAKING THE DREAM A REALITY

With planning permission secured, this is a unique opportunity to build a truly bespoke home. As demonstrated by the eclectic mix of existing properties within the estate, the options are limitless.

Whether you want to build a holiday villa with an outdoor or indoor pool, or a contemporary family home with boutique features, you have the freedom to build a property tailored to your exact specifications.





①  
WEST SIDE PLOTS

②  
'COACH HOUSE' PLOT

③  
EAST SIDE PLOTS

④  
SEA-FRONT PLOTS



## LIFESTYLE

## POINTS OF INTEREST

Known as 'the jewel in Thanet's crown', not only does Broadstairs boast long sandy bays and stunning coastal views, it's brimming with museums, art galleries, boutique shops, cafés, bars and restaurants.

## POINTS OF INTEREST

**The Little Art Gallery - 1 mile**

Located in the centre of town, this petite gallery sells paintings, murals and photography, as well as running art classes and painting holidays.

**Viking Bay - 1.2 miles**

The pride of Broadstairs, this magnificent horseshoe bay was the holiday destination of choice for Charles Dickens, and where he wrote one of his most acclaimed novels, Bleak House.

**Dickens House Museum - 1.2 miles**

This small museum celebrates Charles Dickens's long connection with Broadstairs, and is housed in the cottage that was his inspiration for the home of Betsey Trotwood in David Copperfield.

**Crampton Tower Museum - 1.6 miles**

A family-friendly museum celebrating the life and work of Victorian engineer Thomas Russell Crampton, as well as local history.

**Botany Bay - 2.4 miles**

A hidden gem with stunning views of white cliffs and beautiful chalk stacks, this is a great location for fossil hunting and exploring rock pools when the tide is out.

**Westwood Cross Shopping Centre - 3 miles**

This popular shopping centre provides high street shopping, ample dining options and leisure facilities including a gym, cinema and casino.

**Turner Contemporary Museum - 4.4 miles**

A contemporary art gallery in Margate, ideally situated on the seafront and on the same site as the boarding house where J. M. W. Turner stayed when visiting the town.



Dickens House Museum

## LIFESTYLE

## GETTING AROUND

**By Car**

The site is located 20 miles to the north east of Canterbury and 23 miles to the north of Dover. It is close to the A299 (Thanet Way) dual carriageway, which adjoins the M2 motorway to the west at Faversham, and the A256 connecting to the A2 to the south.

**By Train**

The site is 1.5 miles from Broadstairs train station, which provides frequent train services into various London terminals. Being on the HS1 network, journey times start from just 82 minutes.

**By Plane**

London Gatwick Airport is located approximately 80 miles to the west, whilst Heathrow Airport is around 110 miles away.

## Amenities

**Leisure**

Elite Fitness Studio - 1.2 miles  
North Foreland Golf Course - 1.3 miles  
King George VI Memorial Park - 2.5 miles  
Bannatyne Health Club & Spa - 3.1 miles

**Education**

Dane Court Grammar School - 2.2 miles  
East Kent College - 1.6 miles  
Wellesley House School - 2 miles





MORE INFORMATION

WE'RE HERE TO HELP IN  
ANY WAY WE CAN

Developer



Prince Frederick House,  
35-39 Maddox Street, Mayfair, London W1S 2PP  
[castle-homes.com/broadstairs](http://castle-homes.com/broadstairs)  
[info@castle-homes.com](mailto:info@castle-homes.com)  
020 3751 0965

Agents



2 St Margaret's Street, Canterbury, Kent CT1 2SL  
01227 451123



123 High Street, Broadstairs, Kent CT10 1NQ  
01843 888444