56-58 Central Parade

Herne Bay, Kent CT6 5JG

Consented Seafront Development Opportunity



Guide Price:
£1,500,000

CGI used for indicative purposes only.

Executive Summary

- Oven-ready freehold seafront site of c.0.21 acres demolished, levelled, cleared and hoarded.
- Full planning permission for two blocks: 19 apartments and a shell-and-core ground-floor commercial unit of c.1,969 sq ft (Class E).
- Pre-commencement conditions discharged.
- Paid, transferable structural warranty.
- 10 front-block apartments, all with direct sea views; penthouse terrace with jacuzzi.
- Commercial unit pre-sold at £340,000, with £100,000 released to the purchaser at commencement.
- Guide Price £1,500,000.

Central Parade

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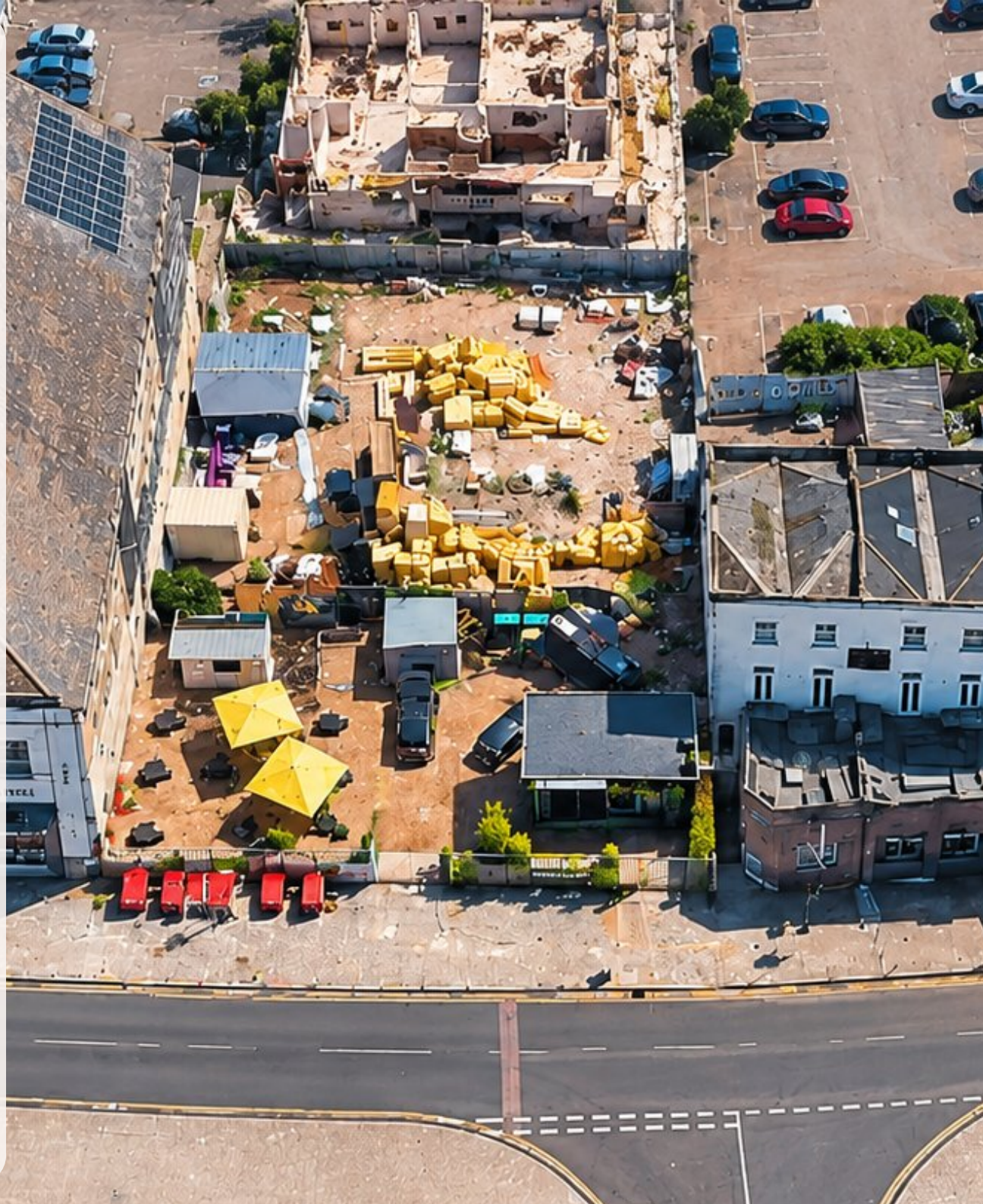
About
Central Parade, Herne Bay

The site extends to approximately 0.21 acres on the southern side of Central Parade, Herne Bay's seafront road, and is held freehold under four registered titles. The former buildings have been demolished and the site is levelled, cleared and secured with hoarding, ready for construction.

Full planning permission has been granted for two blocks: a five-storey front block with a shell-and-core ground-floor commercial unit, 10 apartments above and 10 parking spaces, and a rear block of 9 apartments with communal outside space. Front-block pre-commencement conditions have been discharged, the rear-block permission has been confirmed as extant by a Certificate of Lawful Development, non-material amendments to both blocks were approved in July 2026 and Stage 4 technical drawings are complete. A paid structural warranty and the architect's and engineer's drawings transfer with the site, building control has been engaged with the initial notice served, and no nutrient credits are required as the site sits outside the affected area.

The front-block apartments are designed to a high specification and all have direct sea views. All but one have outside space, from balconies to large terraces, and the fourth-floor penthouse has a very large terrace with a jacuzzi overlooking the sea. The rear-block apartments are designed to a medium specification, close to the beach.





Location

- Fronts Central Parade, Herne Bay's seafront road, with the promenade and beach directly opposite.
- Within an established parade of seafront cafés and restaurants; neighbours include Makcaris Café and Ice Cream Parlour and Herne Bay Angling Association.
- Market Street Car Park immediately to the rear.
- Town centre shops and amenities on Mortimer Street and the High Street within a few minutes' walk.
- Herne Bay station approximately 0.7 miles away, with direct services to London Victoria and St Pancras in around 1 hour 30 minutes.
- A299 Thanet Way approximately 1.5 miles south, linking to the M2 and Thanet; Canterbury approximately 8 miles.
- Close to the pier, Clock Tower and Memorial Park on Herne Bay's improved central seafront.

Central Parade

Consented Scheme

Two blocks on a cleared, levelled and hoarded site. The front block has a shell-and-core commercial unit with 10 highspecification, sea-view apartments above and 10 parking spaces; the rear block has 9 medium-specification apartments with communal outside space. With conditions discharged, Stage 4 drawings complete and a transferable structural warranty, a purchaser can move straight to construction.

19
Apartments

2
Blocks

15,036
sq ft total GIA

10
Parking spaces

Mix: 6 × 1-bed · 12 × 2-bed · 1 × 3-bed penthouse



Commercial Unit – Pre-Sold

Ground-floor commercial unit of c.1,969 sq ft (Class E), shell and core, pre-sold on a long leasehold basis.

AGREED PRICE
£340,000

RELEASED TO BUYER AT COMMENCEMENT
£100,000

£50,000 deposit held by the vendor's solicitors plus £50,000 due at commencement on site. Further terms on request

Central Parade

Accommodation Schedule

Front Block – sea views, high specification

UNIT	FLOOR	BEDS	OUTSIDE	M²	SQ FT
Comm	Ground	-	-	182.9	1,969
1	First	2	Terrace	82	883
2	First	2	Terrace	75	807
3	First	2	Terrace	82	883
4	Second	2	Balcony	82	883
5	Second	2	-	75	807
6	Second	2	Balcony	75	807
7	Third	2	Terr./balc.	66	710
8	Third	2	Terr./balc.	75	807
9	Third	2	Terr./balc.	67	721
10	Fourth (PH)	3	Terrace + jacuzzi	115	1,238
Front block total				**976.9**	**10,516**

Rear Block – medium specification, communal outside space

UNIT	FLOOR	BEDS	OUTSIDE	M²	SQ FT
11	Ground	2	-	50	538
12	First	2	-	50	538
13	Second	2	-	50	538
14	Ground	1	-	45	484
15	First	1	-	45	484
16	Second	1	-	45	484
17	Ground	1	-	45	484
18	First	1	-	45	484
19	Second	1	-	45	484
Rear block total				**420**	**4,521**

Scheme total GIA **1,396.9 m² · 15,036 sq ft**

Areas are approximate GIA from the vendor's schedule (sq ft at 10.764 per m²), to be verified against the approved drawings. Commercial unit (shell and core) pre-sold on a long leasehold basis. 10 parking spaces serve the front block.

Planning Details

	Front Block	Rear Block
Permission	CA/20/00861 – full planning permission, granted 27 May 2025	CA/05/00456/FUL – full planning permission, granted 3 August 2005
Status	Pre-commencement conditions discharged	Implemented – confirmed extant by Certificate of Lawful Development CA/14/01014/LUP (2014)
Amendments	Non-material amendment CA/26/00712 (July 2026)	Non-material amendments CA/22/01859 (2022) and CA/26/00832 (July 2026)
Scheme	Five storeys: ground-floor commercial (Class E) with 10 apartments above	Block of nine residential apartments
Parking	10 spaces; secure cycle parking	Car-free scheme
CIL	£92,200.33	
S106	£5,152	
Affordable	None	
Designations	Conservation area	
Nurtient credits	Not required – outside the affected area	
Building control	Engaged – initial notice served	
Architect	Turner Jackson Day Associates	

Canterbury City Council. Decision notices, amendments and the lawful development certificate are available on request.

Further Information:

TENURE:
Freehold

PROPOSAL:
Guide Price £1,500,000

VIEWINGS:
Available strictly by appointment only

VACANT POSSESSION:
Cleared, hoarded site – subject to the commercial pre-sale

VAT:
VAT not applicable

CIL:
£92,200.30

S106:
£5,152

STRUCTURAL WARRANTY:
Paid and transferable

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