

# THE CITADEL

CITADEL ROAD, DOVER, CT17 9DR

**A FREEHOLD MIXED-USE ESTATE OF NATIONAL IMPORTANCE**  
TOTALLING 217,317 SQ FT (20,194 SQ M) OF EXISTING ACCOMMODATION OVER 32.75 ACRES



**A DESTINATION FOR SALE** (CONSIDERATION WILL BE GIVEN TO THE SALE OF PART)

## EXECUTIVE SUMMARY

- Located in Dover, a thriving south coast town benefitting from significant recent investment.
- Excellent road, rail and ferry links, and one of the best-connected Kent coastal towns which have witnessed an economic resurgence over the last decade.
- Unrivalled position with panoramic views out over the English Channel.
- Forming part of the Western Heights, The Citadel is an iconic and historically significant site with scheduled monument status and including a number of listed buildings.
- Totalling 32.75 acres with 217,371 sq ft (20,194 sq m) of existing accommodation over 54 buildings with previous uses including fort, army barracks, prison, and film set.
- Offering an exciting redevelopment opportunity to create a mixed-use destination comprising residential, later living, leisure, retail galleries, restaurants, hotels, holiday accommodation, offices, tech, venue (music, weddings, arts) and sport, subject to planning.
- Benefitting from short term rental income.
- The site benefits from a number of existing Class E and C2A planning consents.
- Freehold.



*An exciting redevelopment opportunity to create a mixed-use destination*

## PROPOSAL

**Unconditional offers are invited for the freehold interest. Consideration will be given to interest received for parts of the site.**

**DOVER**



1. Dover Ferry Port
2. Access improvement project
3. Dover Castle
4. The Dover Beacon Project
5. Dover Highstreet
6. Dover Priory Train Station

Dover is a town of historical and strategic importance located on the east coast of Kent at the narrowest point along the English Channel between the UK and mainland Europe. It is also one of the warmest and driest places in the UK adding to its attractiveness to tourists.

Dover is home to Europe's busiest ferry port, handling £144 billion of trade (33% of the UK's trade in goods and it has been transformed following the high-speed rail link (HS1) opening in 2007 offering travel times to London of just over 1 hour via Ashford, Ebbsfleet and Stratford.

In 2018 the St James's area was developed and then in 2019 the new 500 metre

Pier to the west of the Harbour including the new marina was unveiled. In 2023 Dover secured £63 million from the Levelling Up Fund for both the Dover Beacon Project on Bench Street (£18.1 million) in the heart of Dover Town Centre and the Dover Access Improvements project (£45 million).

The town attracts 4.2m visitors every year which is driven by its historical heritage and its spectacular landscapes and coastline incorporating five internationally protected sites, two National Nature Reserves, Kent's only stretches of Heritage Coast, five SSSIs, two Marine Conservation Zones and the extensive chalk grasslands of the AONB.

## THE ECONOMIC RESURGENCE OF THE SOUTHEAST COASTAL TOWNS

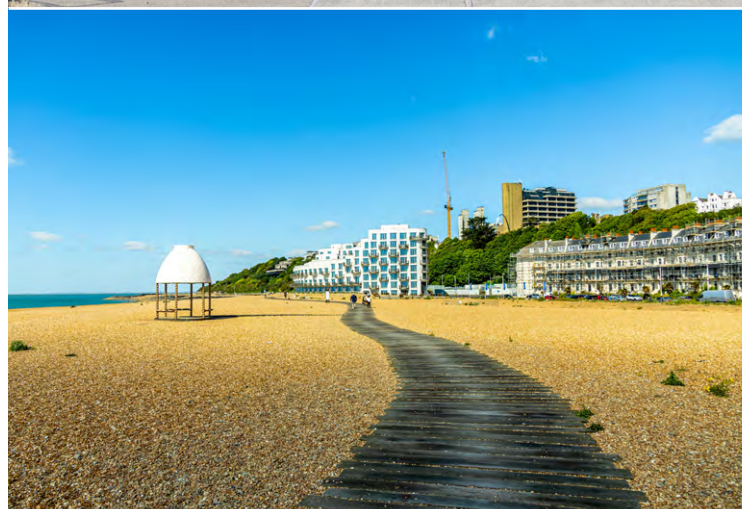
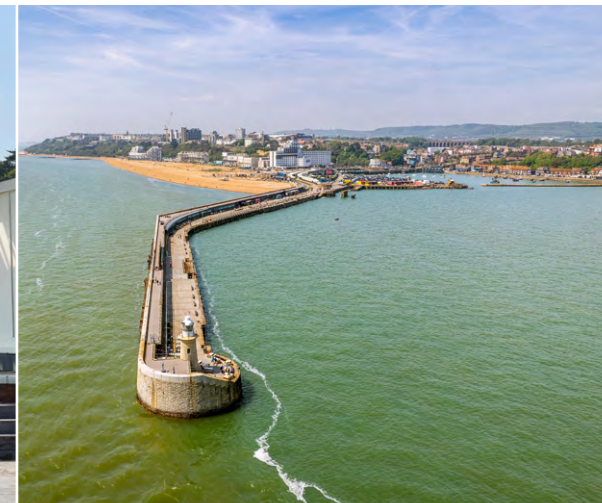
Over the last decade we have witnessed a resurgence in the Kent Coastal towns as a result of significant investment in town centre regeneration and transport links.

The result has been an influx of visitors, providing a boost to the local economy. This is reflected by a rise in average house prices in these locations over the last 10 years of 68% versus the national average of 35%. Dover is one of the most accessible of these coastal towns by rail from London which puts it in a strong position for further economic growth.

### IMPROVED RAIL LINKS

Train times and frequency direct from London.

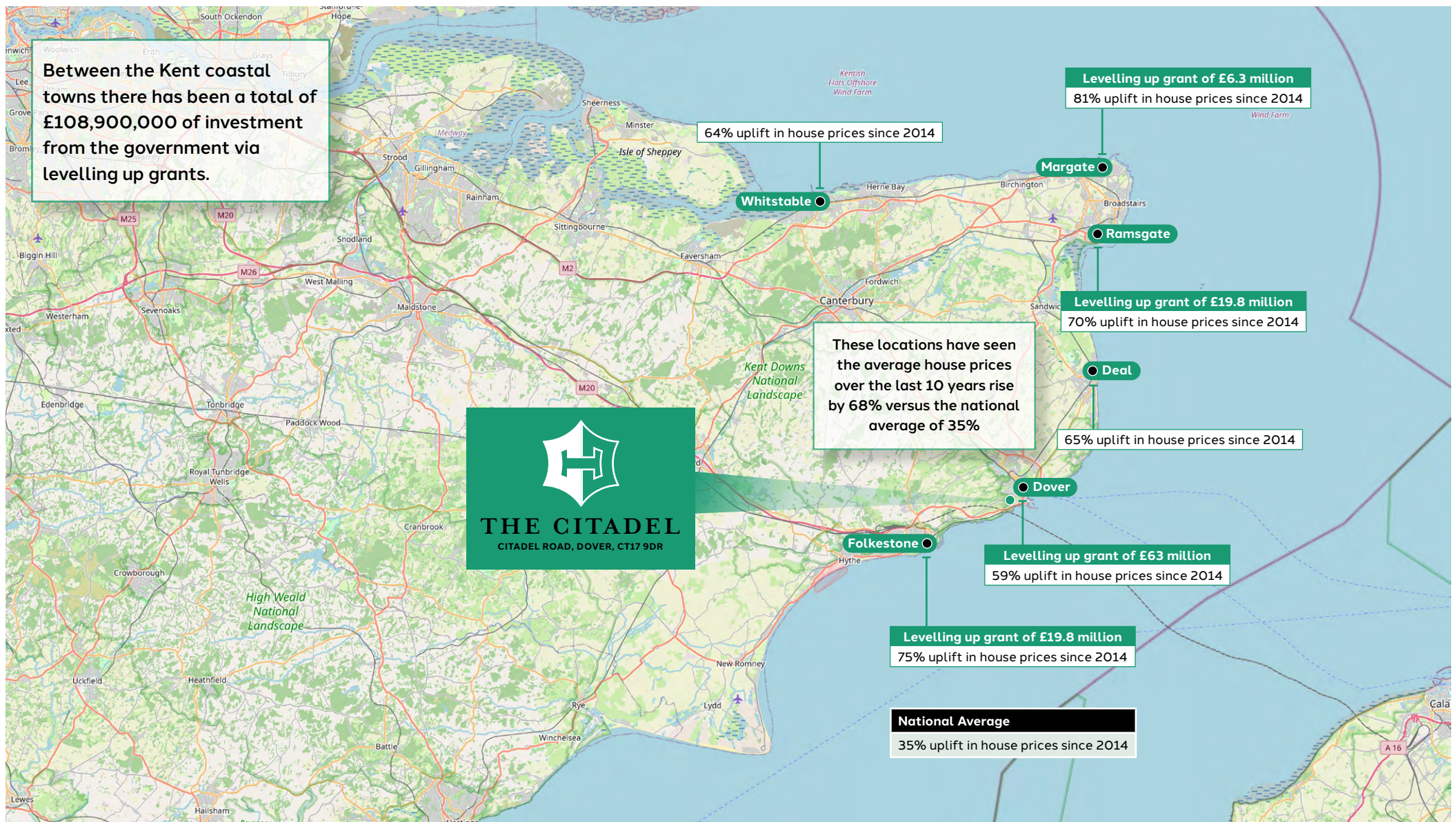
Location	Train Time
Folkstone	56 mins
Dover	1 hr 6 mins
Ramsgate	1hr 14 mins
Whitstable	1hr 18mins
Deal	1 hr 24 mins
Margate	1hr 30 mins
Sandwich	1hr 32 mins





# THE ECONOMIC RESURGENCE OF THE SOUTHEAST COASTAL TOWNS

## SIGNIFICANT INVESTMENT AND HOUSE PRICES OUTSTRIPPING THE NATIONAL AVERAGE



## HISTORY

The Citadel, Dover, is a former fortress constructed in the Napoleonic era with the Western outworks being a later addition in the 1800's. It forms part of a series of defences on the Western Heights.

Dover then became a key port during both World Wars and the Western Heights retained its coastal defence role throughout the conflict and its defences were augmented with a machine-gun nest and range finder.

The site was decommissioned in 1956 and thereafter the army withdrew from the site.

From 1956 the site became a young offenders borstal prison and subsequently in 2000 as an immigration removal centre which was closed in 2015.

At present the site is predominantly vacant with the exception of the Sports Hall Gymnasium which is let to The Secretary of State for Home Affairs for training.

An additional new lease for 10 years with a 5 year break is in final form awaiting signature on the Dining Hall & Kitchen to The Secretary of State for Home Affairs to enable their planned expansion on the site.



**1853-1859** During the Palmerston era, under the threat of Napoleon III, work resumed on the Citadel, including the construction of the Officers' Mess and the Western Outworks for additional barrack space.

**1939-1945** During the war, the Citadel continued in use for a variety of purposes, not least providing focal facilities for the troops stationed on the Western Heights and manning coast and AA batteries.



## DESCRIPTION

The Citadel comprises 217,371 sq ft (20,194 sq m) of accommodation over 54 buildings within a 32.75 acre site. The site is made up of the following four distinct parts:

**1. The Parade Ground - 15.27 acres (6.18 Ha).**

Comprising the site enclosed by the revetment and accessed via the gatehouse. It is home to a number of historical buildings including the Officers Quarter's building (building 1), the casemates, plus various buildings more recently constructed by the Government including Rye House, a four-storey prison building. The Dover Western Heights Masterplan SPD 2015 indicates provision for a second access directly to the Parade Ground over the revetment.

**2. The Western Outworks - 7.36 acres (2.98 Ha)**

Accessed via the Parade Ground, it is situated to the west and houses 6 barrack huts plus ancillary accommodation and open land.

**3. The Car Park and Additional Land - 3.81 acres (1.70 Ha)**

Situated to the east of the Parade Ground outside of the revetment providing car parking and the visitors' reception centre.

**4. The Revetment and Additional Land - 6.31 acres (2.55 Ha)**

Approximately 6 metres deep, just under 1 mile long and with a site area of 6.31 acres, the revetment encircles the Parade Ground.





**Western Outworks**



**Car Park**



**The Revetment**



**The Parade Ground**



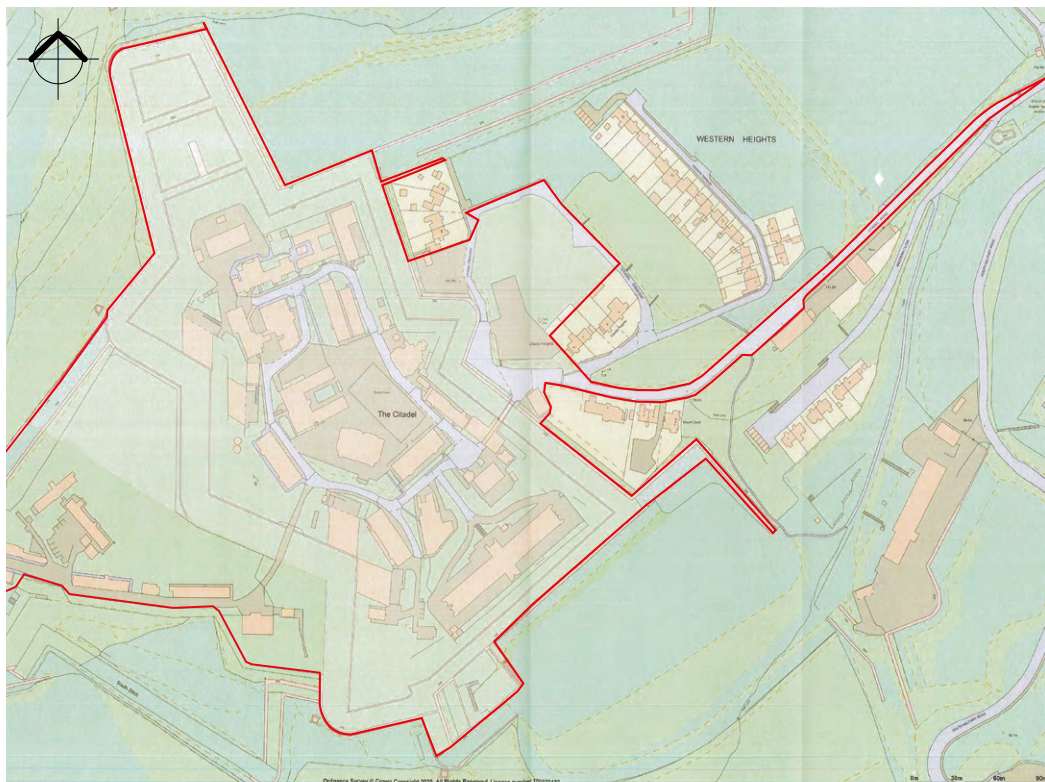
## SUMMARY SCHEDULE OF ACCOMMODATION

Land	Built Accommodation (sq ft / sq m)	Total Area Coverage (Acres / Ha)
Lot 1 - Parade Ground	191,950 / 17,832	15.27 / 6.18
Lot 2 - The Western Outworks	23,465 / 2,179	7.36 / 2.98
Lot 3 – The Car Park and Additional Land	1,956 / 181	3.81 / 1.70
Lot 4 – The Revetment and Additional Land		6.31 / 2.29
<b>Total</b>	<b>217,371 / 20,194</b>	<b>32.75 / 13.15</b>



## TENURE

The property is held Freehold under Title numbers: K816403 and K816466



## TENANCIES

### **BUILDING 14**

Remskeys Limited as a Welcome Cafe let for 5 years from June 2024 at £6,000 per annum for 6 months, £9,000 for 12 months and £12,000 per annum from 1st Jan 2026 - 1st Jan 2029 subject to a mutual break option on three months notice at any time.

### **20A - FOOTBALL PITCH**

Dover Athletic Community Trust from 1st June 2024 on a 3 year lease in lieu of the refurbishment of the pitch on a profit share basis from year 2 with an option for a 2 year extension.

### **THE SPORTS HALL**

A licence to The Secretary of State for Levelling Up, Housing and Communities has been renewed for a further 5 months from October 2024 at a rent of £7,667 per calendar month (£92,000 per annum which reflects £17.90 per sq ft on the 4,023 sq ft (373.75 sq m) plus £1,000 per car space for 20 cars).

### **THE DINING ROOM AND COLD STORE**

Terms are agreed to let to The Secretary of State for Levelling Up, Housing and Communities on a new 10 year lease subject to a mutual break and rent review at year 5.

The accommodation comprises 5,617 sq ft ( 521.83 sq m) 35 car spaces and a yard area of 1207 sq ft (112.13 sq m) and the net rent of £91,500 per annum reflects £15 per sq ft plus £1,000 per annum per car space plus £2.50 per sq ft on the yard area.)

Both units are required by The Secretary of State for Levelling Up, Housing and Communities.

### **CITY OF LONDON POLICE**

Training use on an ad hoc day rate basis.

### **FILMING**

The Sex Pistols and Craven the Hunter have both been filmed on site amongst several other productions.

Further details are available in the data room.



**Officers Mess**



**Rye House**



**Western Outworks**





## PLANNING OVERVIEW

### PLANNING

The local planning authority is Dover District Council. A good working relationship has been established with Dover District Council and Historic England which has resulted in a number of permissions being obtained recently as summarised under planning history.

### PLANNING POLICY CONTEXT

- The Dover District Local Plan to 2040 was submitted to the Secretary of State for Examination in March 2023. At the Examination in Public which took place at the end of 2023, the Inspectors redesignated the site as a Heritage Opportunity Site to be referred to as 'HRS1 – Dover Western Heights Heritage Regeneration Opportunity Site'. HRS1 states that 'Development which conserves and where possible enhances the significance of the Dover Western Heights heritage asset by providing viable uses which contribute to delivering a sustainable future for the site including its landscape and biodiversity, will be supported'. The Local Plan recognises that the cost of restoring heritage assets on this site is significant and that residential development is likely play a role in enabling restoration. The Local Plan is expected to be adopted in October 2024 and carries significant weight in the decision making process.
- Any future development will also continue to be informed by Dover Western Heights Masterplan SPD 2015 <https://www.doverdistrictlocalplan.co.uk/uploads/Submission-Documents/HEBDO1-Western-Heights-Masterplan-Supplementary-Planning-Documents-September-2015.pdf>
- The site is a Conservation Area and includes a Scheduled Monument (LEN: 1020298) and Grade II Listed Building (ID: 1375598).
- Both the emerging Local Plan and the SPD recognise that a positive framework is required to bring the site back into an active use and that opportunities to enhance the significance of the heritage asset will need to be supported by enabling development at appropriate locations within the site. The SPD sets out the development opportunities within the site.

### PLANNING HISTORY

In recent years, a number of planning applications have been approved by Dover District Council for the change of use of various existing buildings within the Citadel. These are summarised as follows:

Application Reference	Application Date	Building	Size (sq m)	Size (sq ft)	Proposed Use	Planning Use Class
24/00305	Mar-24	Visitors Reception	141.49	1,523	Café	E(b)
23/01277	Oct-23	Dining Hall & Kitchen (Part)	521.88	5,617	Secure training facility	C2A
23/00791	Jun-23	Romney House	949.37	10,219	Secure training facility	C2A
23/00792	Jun-23	Hastings House	949.37	10,219	Secure training facility	C2A
22/01553	Nov-22	Sandwich House	949.37	10,219	Secure training facility	C2A
22/00322	Apr-22	Casemates 10-12 CIT Plasterers and Casemates 7-9 CIT Carpenters	351.73 (10-12) 405.61 (7-9)	3,786 (10-12) 4,366 (7-9)	Class E	E
22/00371	Mar-22	Casemates 4-6 Plant Room and Casemates 1-3 Skilled ops	393.81 (4-6) 397.06 (1-3)	4,239 (4-6) 4,274 (1-3)	Class E	E

## OPPORTUNITY TO CREATE A MIXED-USE DESTINATION

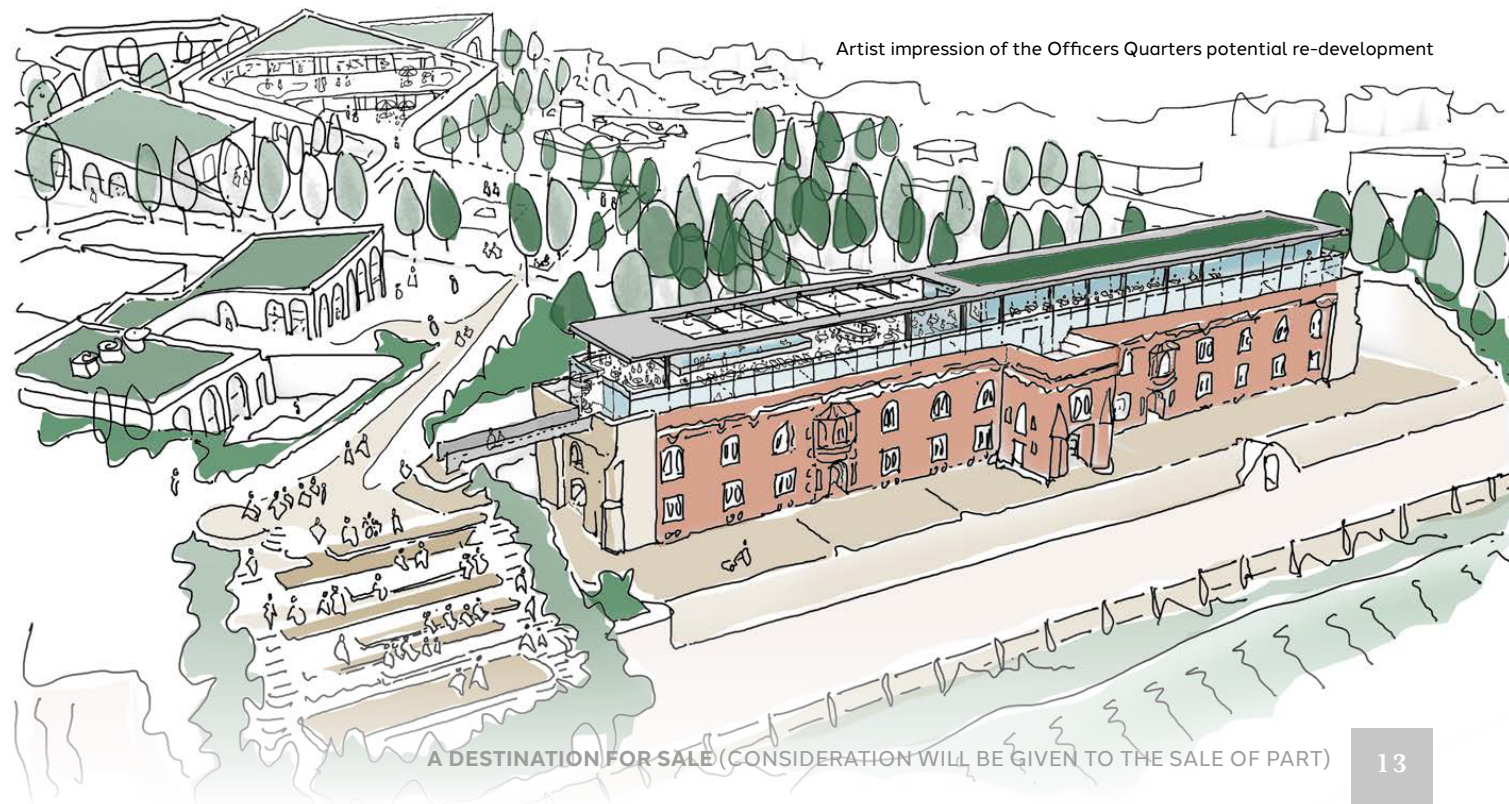
The site presents itself as a unique and exciting opportunity for investors and developers to take advantage of a location which benefits from one of the fastest journey times into central London together with proximity and ease of access to Europe in comparison to nearby popular Kent coastline locations.

With the backing and proven historic and current support of Dover District Council, the 32.75-acre site lends itself to numerous opportunities ranging from partial redevelopment of the existing accommodation up to full scale regeneration of the entire site. In particular the Officer's Mess, with spectacular views over the Kent Coastline and to France, from an initial planning feasibility exercise is thought to be suitable for a boutique hotel, STP.

The site also lends itself to a number and mixture of different uses including, and not limited to, residential, later living, leisure, retail galleries, restaurants, hotels, holiday accommodation, offices, tech, venue (music, weddings, arts) and sport.

An example of some of the development and asset management opportunities include:

- Secure planning consent and develop the 1861 Officer's Quarters building into a luxury Hotel with spectacular panoramic sea views.
- Seek planning consent and develop Hastings, Sandwich and Romney House into alternative uses including budget hotel and later living.
- Repositioning the moat into a unique venue / leisure based experience
- Redeveloping the Western Outworks into a leisure holiday experience, subject to planning.
- Convert the remaining casements into a leisure/community/business hub or wedding venue
- Creating a thriving mixed use self-contained community where people can live work and play
- Continue and enhance income from film uses





**View over the Citadel looking towards the Port and Dover Castle**



**Well House**



**The Port of Dover**



**The Parade Ground**





## THE CITADEL

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### EPC

On application.

### VAT

The property is registered for VAT.

### DATAROOM

Access to the data room is available upon request.

## PROPOSAL

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## CONTACT

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