

Scott,

I hope this finds you well.

I've enclosed a rehabilitation vision for Complex Post Traumatic Stress Disorder, The Sanctuary will offer a secure place of restitution for the victims of the symptoms we have previously discussed. I have outlined the program and the requirement for a truly safe environment as we fast track the reborn "adult child" into a fully upgraded member of society .

Blackrock purchase the property currently valued at £2.5mn and deliver a studio based environment from your CSR and if done so under a charity we can make it TAX efficient for all your investors as we roll out these places of human repatriation across the world.

Now as a stroke of "Ai" magic I now know that a bid of £1.8mn has been accepted from the conversion expert (and friend) charged to be carrying out the work. Thus we have a fluid take over opportunity and one might consider a £500k uptick off the bat.

Each studio would be funded by the state as CPTSD is recognised as a disorder and thus the sufferer signed off and supported through the repatriation process.

The Kudos and the return on investment will be exponential as we roll out and the message of dark to light one we can maximise across the world

WALKING BACK TO HAPPINESS

THE SANCTUARY

SPONSORED BY **BLACKROCK**®

A PLACE THE LOST AND THE LONELY CAN CALL "HOME"



THE SANCTUARY

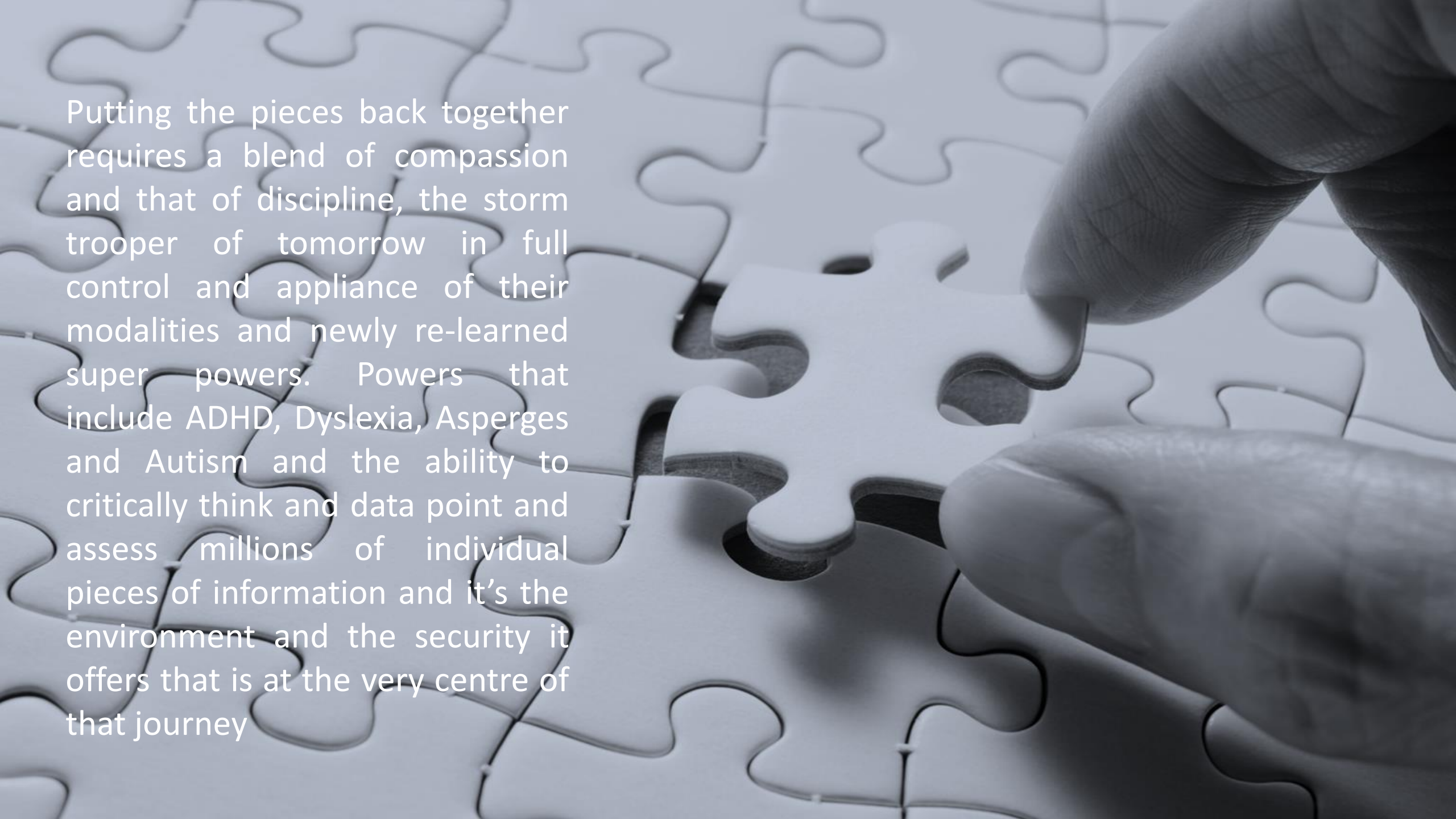
is the first of a number of accommodation blocks designed specifically for sufferers of Complex Post Traumatic Stress Disorder and throughout this documentation we endeavour to explain the importance of being within an environment of appreciation and understanding of the symptoms felt after a lifetime years of emotional abuse and traumatic events.



Events that have dissolved all trust between the conscious mind and the instinct and intuition of the internal mother and thus the importance of the environment and the application of repatriation becomes the bedrock of which all can repair.





A close-up, grayscale photograph of a hand placing a puzzle piece into a larger assembly. The hand is positioned on the right side of the frame, with fingers carefully guiding the piece into place. The puzzle pieces are interlocking, and the background is a soft, out-of-focus pattern of similar pieces. The lighting is dramatic, highlighting the textures of the hand and the puzzle pieces.

Putting the pieces back together requires a blend of compassion and that of discipline, the storm trooper of tomorrow in full control and appliance of their modalities and newly re-learned super powers. Powers that include ADHD, Dyslexia, Asperges and Autism and the ability to critically think and data point and assess millions of individual pieces of information and it's the environment and the security it offers that is at the very centre of that journey



TRUTH

For a Complex PTSD survivor of gaslighting and lying the truth is gained from the gaps and spaces as we use our instinct to fill in the missing pieces and thus journey toward a space of safety

The issue being

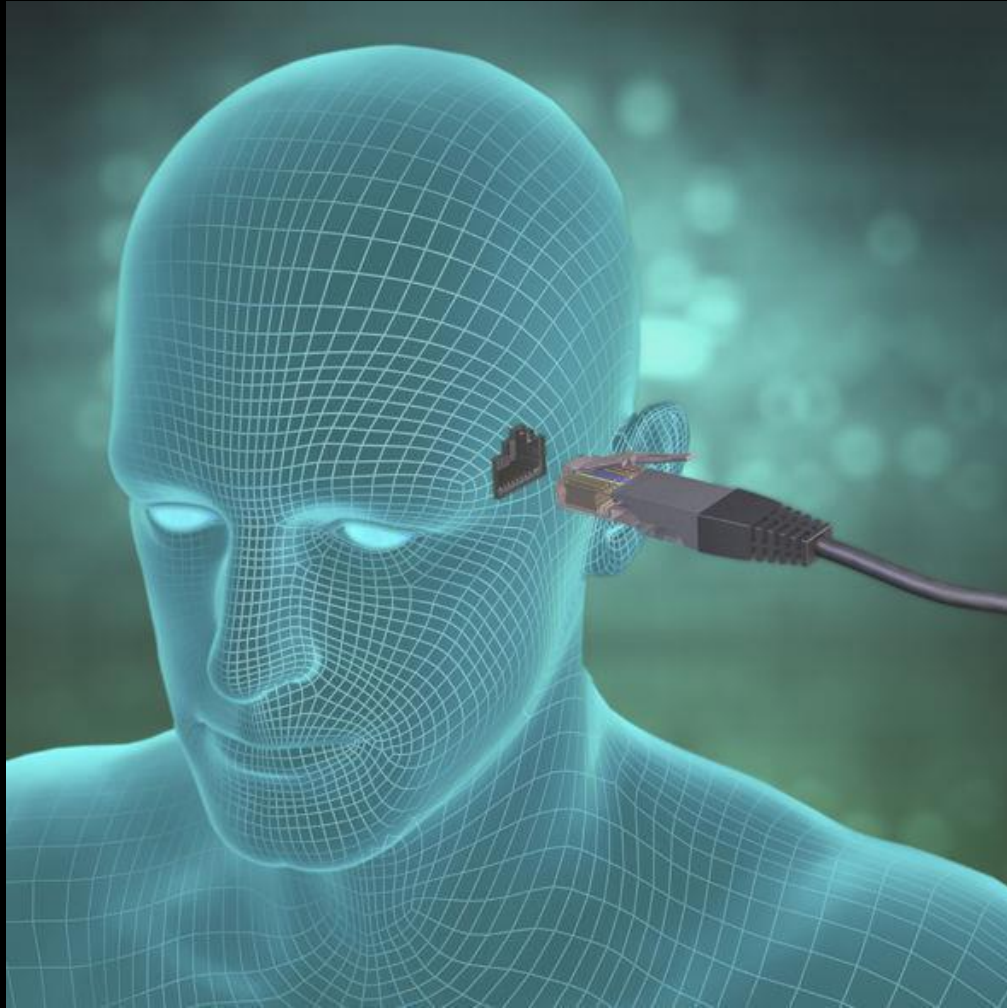


One to one coaching within the correct environment is the only way back and achieved through the child within being heard without reservation and opinion, for what is being achieved in this process is the reconstruction of internal jigsaw. One that reveals a picture in its truest of forms and then can be softened as discernment and the understanding of the fabric of life and individual nuances are woven in with a secure “home” being central to that





The vision places The Sanctuary in ever city in every country across the world creating a network of healing and thus creating an army of healers for those of which they engage Funded entirely by those who have *“destroyed the way society works”*



THE SANCTUARY

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BLACKROCK®

Reprogramming humanity one black rock at a time



LAND AT ALBION PLACE

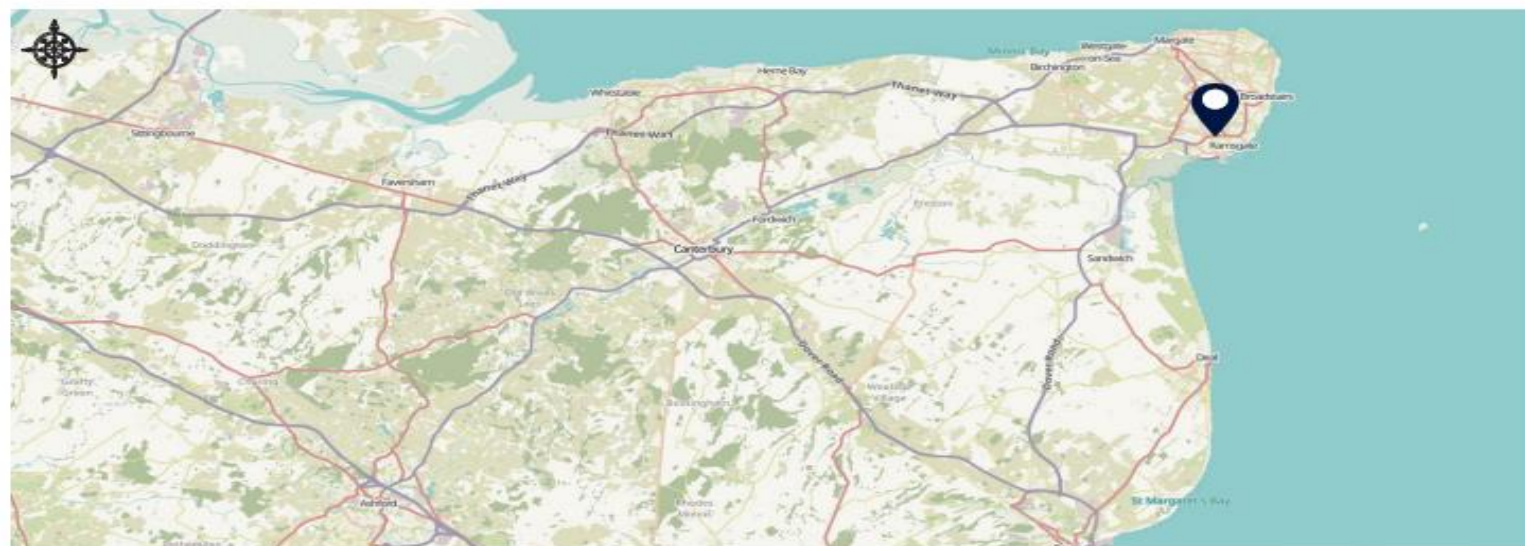
Ramsgate, Kent, CT11 8HQ

Freehold for Sale - Residential Development Opportunity



KEY HIGHLIGHTS

- Dual planning permission for 23 new residential dwellings (21 apartments and 2 townhouses) set in a prominent, elevated position within the increasingly popular town of Ramsgate.
- Situated within Albion Place, a landmark Georgian terrace overlooking Albion Place Gardens and Ramsgate Royal Harbour.
- Grade II Listed Georgian townhouse façade on one unit to be retained.
- Far-reaching sea views to the east.
- Easy access to the promenade, beach and town centre.
- Ramsgate Station 1.4 Miles, Thanet Parkway Station (under development) 3.6 miles.
- Approximately 0.34 acres.
- Freehold for sale with vacant possession.



LOCATION

The property is located on the seafront in Ramsgate, with good access to other coastal towns such as Margate approximately 5.5 miles to the north west and Deal 14.3 miles to the south as well as the international port of Dover 20.5 miles to the south. The property is also well located for the regional centre of Canterbury, approximately 17.4 miles to the west. The immediate surrounding area is predominantly residential with the 4-star Albion House hotel neighbouring the property. The Property has easy access to the esplanade, beach, various tourist attractions and the town centre. The Property offers far-reaching views across Ramsgate Royal Harbour and the Albion Place Gardens situated directly opposite.

In terms of connectivity, the property benefits from good access to regional and rail networks, with Ramsgate train station approximately 1.4 miles to the north which provides services to London St Pancras International in 1hr 15 minutes. Thanet Parkway Station, which is currently under construction and due

to open in May 2023, is located approximately 3.6 miles to the west and will offer high speed services to London via Ashford International and Canterbury West. The A299 is approximately 3.5 miles to the west which provides access to the M2, M25 and the wider motorway network. The A256 also gives road access from Ramsgate to Sandwich and the A2 at Dover.

Ramsgate is noted for its fine Georgian architecture. During the 18th and 19th Centuries, the town was a well-known destination for affluent families. The harbour is especially picturesque and the area offers numerous restaurants and bars as well as a good variety of shops, including a Waitrose and the stores at the Westwood Cross shopping and leisure complex. Some of the best golf courses in the UK are available at Royal St Georges, Royal Cinque Ports and Princes Golf Clubs, all situated within 11 miles to the south. Broadstairs and Margate are also a short drive away offering art galleries, Michelin starred restaurants and more sandy beaches.



DESCRIPTION

The existing Property is set in an elevated position on the East Cliff in one of the most recognisable and possibly desirable positions in Ramsgate. It currently comprises a mid-century office block which has replaced a row of attractive Georgian terraced townhouses which previously made up the square. We are informed these original units were damaged during World War II as part of the Luftwaffe's bombing campaign and were later altered by the Local Authority post-war removing any of the historic fabric.

The Property now comprises 3 terraced blocks arranged over 5 storeys including basements. One of the Georgian terraced units (20 Albion Place) remains and is Grade II Listed. It has been incorporated into the current offices. The façade of this unit including the ornate balcony is to remain whilst the offices are to be demolished as part of Phase I of the planning permission.

Adjacent to the Property is a car park with spaces for approximately 18 cars, the car park forms Phase II of the planning consent.

The Albion House Hotel is at the other end of the terrace and the proposed development will connect to the hotel and the neighbouring existing Georgian dwelling to re-form the original square.

The property extends to approximately 0.34 acres (0.137 hectares).



PLANNING

The property is situated within the planning jurisdiction of Thanet District Council. Planning permission (and Listed Building Consent) was granted in November 2019 under reference L/TH/19/1463 for "the erection of part 5 storey part 4 storey building with basement to accommodate 4 No. 2 Bed self-contained maisonettes, 8 No. 2 bed self-contained flats and 1 No. 5 Bed single dwelling and erection of 4 storey 5 bed single dwelling with basement with existing external walls and internal party wall retained at 20 Albion place, following demolition of existing 4 storey building with basement 21-26 Albion Place and partial demolition of 20 Albion Place, together with external alterations to 20 Albion Place and extension to roof and alterations to parking arrangements at the rear." (Phase 1)

In addition, planning permission (and Listed Building Consent) was granted in July 2021 under reference L/TH/21/1223 for "the erection of a 5 storey building with basement consisting of 2 No. 3 Bed Maisonettes, 1 No. 2 Bed Maisonette, 4 No. 2 bed flats and 2 No. 3 bed flats to be attached to the flank elevations of 2 No. Listed Buildings (15 and 20 Albion Place)." (Phase 2)

The scheme does not include any affordable housing provision and the planning permission expires in July 2024.

SECTION 106 & STATUTORY AGREEMENTS

A Section 106 Agreement has been finalised and is available to review. We note from the Planning Officer's report that the contributions are financial contributions amounting to £43,064.44. Please contact Savills for further details.



PROPOSED ACCOMMODATION

Phase 1 - L/TH/19/1463

HOUSE NO.	NO. OF BEDS	TYPE	FLOORS	SQ M	SQ FT
1	5+	TownHouse	Basement to 3rd	228.35	2,457.94
2	2	Maisonette	Ground & Basement	99.12	1,066.92
3	2	Maisonette	Ground & Basement	100.00	1,076.39
4	2	Maisonette	Ground & Basement	100.00	1,076.39
5	2	Maisonette	Ground & Basement	100.00	1,076.39
6	5+	TownHouse	Basement to 3rd	239.62	2,579.25
7	2	Apartment	1st	108.98	1,173.05
8	2	Apartment	1st	109.68	1,180.58
9	2	Apartment	2nd	108.98	1,173.05
10	2	Apartment	2nd	109.68	1,180.58
11	2	Apartment	3rd	108.98	1,173.05
12	2	Apartment	3rd	109.68	1,180.58
13	2	Apartment	4th	88.55	953.14
14	2	Apartment	4th	88.55	953.14
TOTAL				1,700 SQ M	18,300 SQ FT

Phase 2 - L/TH/21/1223

HOUSE NO.	NO. OF BEDS	TYPE	FLOORS	SQ M	SQ FT
1	3 & Study	Maisonette	Ground & Basement	133.85	1,440.75
2	3 & Study	Maisonette	Ground & Basement	131.81	1,418.79
3	2	Apartment	1st	85.01	915.04
4	2	Apartment	1st	85.01	915.04
5	2	Apartment	2nd	85.01	915.04
6	2	Apartment	2nd	85.01	915.04
7	3	Maisonette	3rd & 4th	104.74	1,127.41
8	2	Maisonette	3rd & 4th	95.27	1,025.48
9	3	Maisonette	3rd & 4th	104.74	1,127.41
TOTAL				910 SQ M	9,800 SQ FT

TENURE

The Property comprises two parcels of land registered at the Land Registry under Title No's K610059 and K720783.





VACANT POSSESSION

The sale will be on a vacant possession basis.

SERVICES

Main services are believed to be in close proximity, however interested parties should make their own enquiries of the relevant statutory authorities. Prospective purchasers should satisfy themselves that the service connections and capacities are suitable for their purposes. No warranties are provided in this sale.

VAT

We understand that the Property is not opted for VAT.

EPC

We can confirm that the property has a commercial EPC rating of D (87) for the ground floor office and a commercial EPC rating of C (64) for the second-floor offices.



IMPORTANT NOTICE

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FURTHER INFORMATION & VIEWINGS

The site is readily visible from the roadside / car park during daylight hours. Persons who view the property do so at their own risk. Please contact Savills for internal access.

Access can be provided to the data room on request. No letters of reliance will be provided although the Vendor will not unreasonably withhold consent to consultants instructed by the vendor providing letters of reliance, subject to the purchasing party negotiating the required wording themselves (and paying any fees due).

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and that none of the statements contained within these particulars relating to this property should be relied upon as statements of fact. All measurements are given as a guide and no liability can be accepted for any errors arising there from.

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