



LAND ADJ 5, BLACK BULL ROAD, FOLKESTONE

£300,000

Offers in Excess of £300,000. Motis Estates are pleased to offer a Residential plot of Land with For Sale in Black Bull Road which has planning permission for 4 x 1 bedroom flats and 4 x 2 bedroom flats



Moving with Motis



www.facebook.com/motisestates



@MotisEstates



www.instagram.com/motisestates



Land Adj 5, Black Bull Road Folkestone CT19 5QL

**Land For Sale with Planning , 8 Flats , Prominent Site ,
Contact Motis on 01303 212020**

Description

Offers in Excess of £300,000.

Motis Estates are pleased to offer a Residential plot of Land with For Sale in Black Bull Road which has planning permission for 4 x 1 bedroom flats and 4 x 2 bedroom flats Folkestone is a popular and historic town on the Kent coast, located approximately 19 miles south of Canterbury and 15 miles south east of Ashford.

The town is well served given its close proximity to the M20, and in turn the M25. Folkestone benefits from the high speed rail service with journey times to London St Pancras of approximately 55 minutes. Folkestone is also home to the Eurotunnel, with direct daily services to France in under an hour. The subject property is well positioned on Dover Road, a main arterial road of Folkestone. The property is located close to the edge of the town centre as defined by the development plan on a main arterial route.

The services and facilities provided in the town centre are all readily accessible from the application site. The property is in walking distance of the town's main public transport hubs. The bus station in Bouverie Square approximately 0.8 miles to the east, while Folkestone Central Railway Station is located to the north at a distance of approximately 0.6 miles.

The site is situated on a corner plot at the junction between Black Bull Road and Radnor Park Road. The site is currently vacant and has been used historically as a builder's storage area. The boundary has been boarded up with an advertising board sited thereon. The site sits within a flood risk area. It does not lie within any conservation area.

The new building has been designed to fit within the confines of the existing site and of the neighbouring adjacent buildings. Due to the level of flood risk within the area no living accommodation is allowed at the existing street level.

A total of 8 x 2 bedroom flats.

The ground floor area is used as individual storage for the apartments as well as storage for cycles and each area could be additionally used as an utility/drying area.

To avoid planning application lapsing, we understand that demolition has occurred and the developer has discharged all the planning conditions and registered a start under the previous building regulations prior to their change in 2023.

We understand that mains gas, electricity, drainage and water are available from the road and that there are no abnormal costs associated with their connection to the proposed dwellings.

Planning Application Name Y18/0859/FH Site Address Advertising Hoarding Adjoining 5 Black Bull Road Folkestone Kent Proposal Erection of a block of 8 residential apartments. Approved with Conditions Current Decision Date 12/12/2018

The freehold interest appears to be registered at the land registry under title number K456625. We have not been provided with a copy of a Report on Title and have not seen a copy of the title deeds. We assume that full rights of access are enjoyed, and that no third parties enjoy any rights over the subject Property. The land is vacant and there are stated to be no leases in existence.

Please see Planning Applications for Floorplans and Design and Access Statement.

Price: Offers in excess of £300,000

VAT: We recommend that you speak to your financial advisor to ascertain if VAT is attributed to the Land.

For more information regarding the Land, please contact Motis Estates Chartered Surveyors on 01303 212020 or commercial@motis-estates.com

| Property Type | Flat Size (GIA) | Bedrooms | Flat Size with Storage (GIA) | |
|---------------|-----------------|----------|------------------------------|-----|
| | | | SqFt | SqM |
| Flat 1 | 61 | 2 | 858 | 80 |
| Flat 2 | 61 | 2 | 863 | 80 |
| Flat 3 | 61 | 2 | 855 | 79 |
| Flat 4 | 61 | 2 | 908 | 84 |
| Flat 5 | 57 | 2 | 857 | 80 |
| Flat 6 | 59 | 2 | 879 | 82 |
| Flat 7 | 57 | 2 | 838 | 78 |
| Flat 8 | 59 | 2 | 859 | 80 |
| | | | 6917 | 643 |

Tenure Freehold

Postcode CT19 5QL

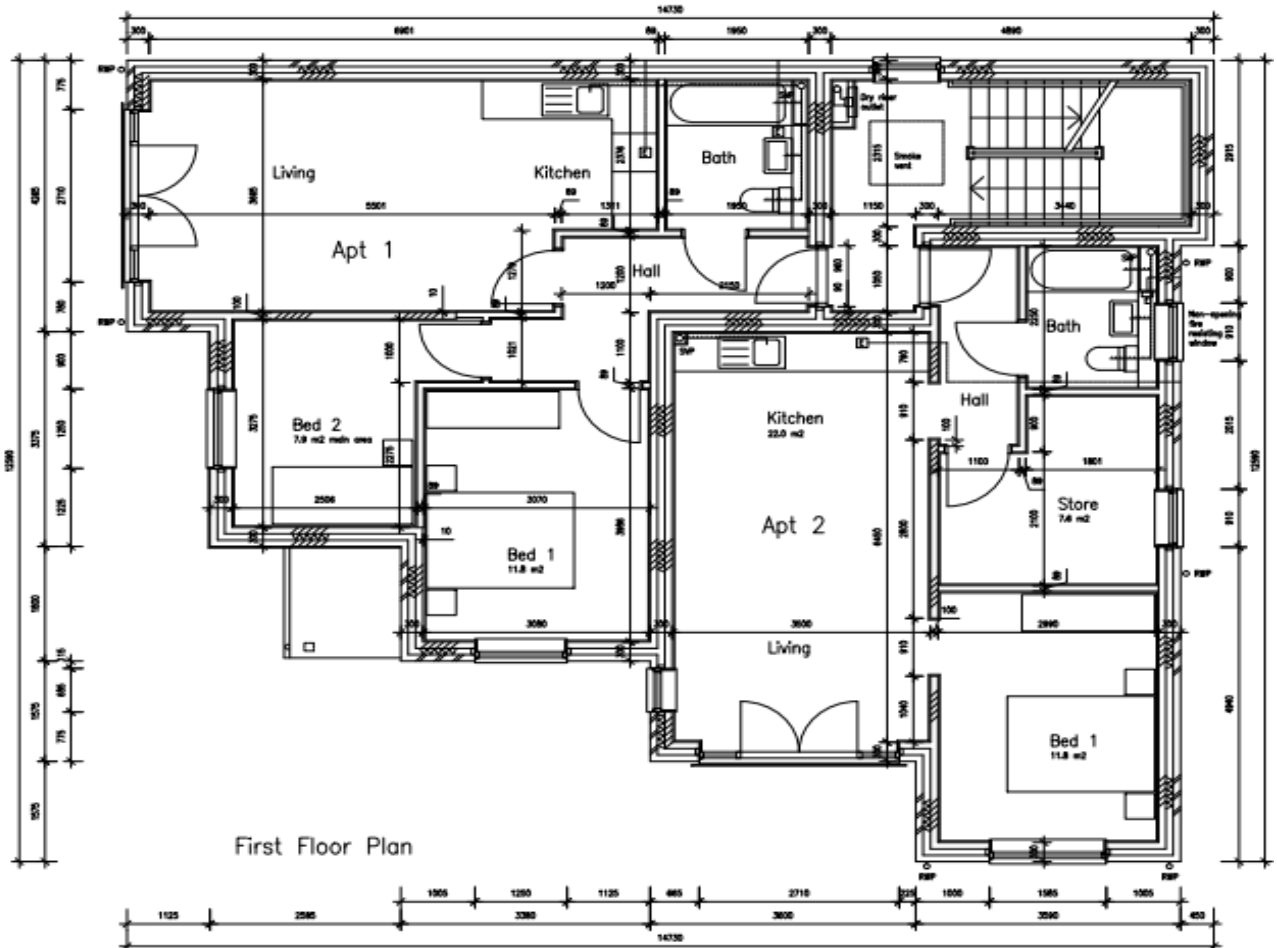
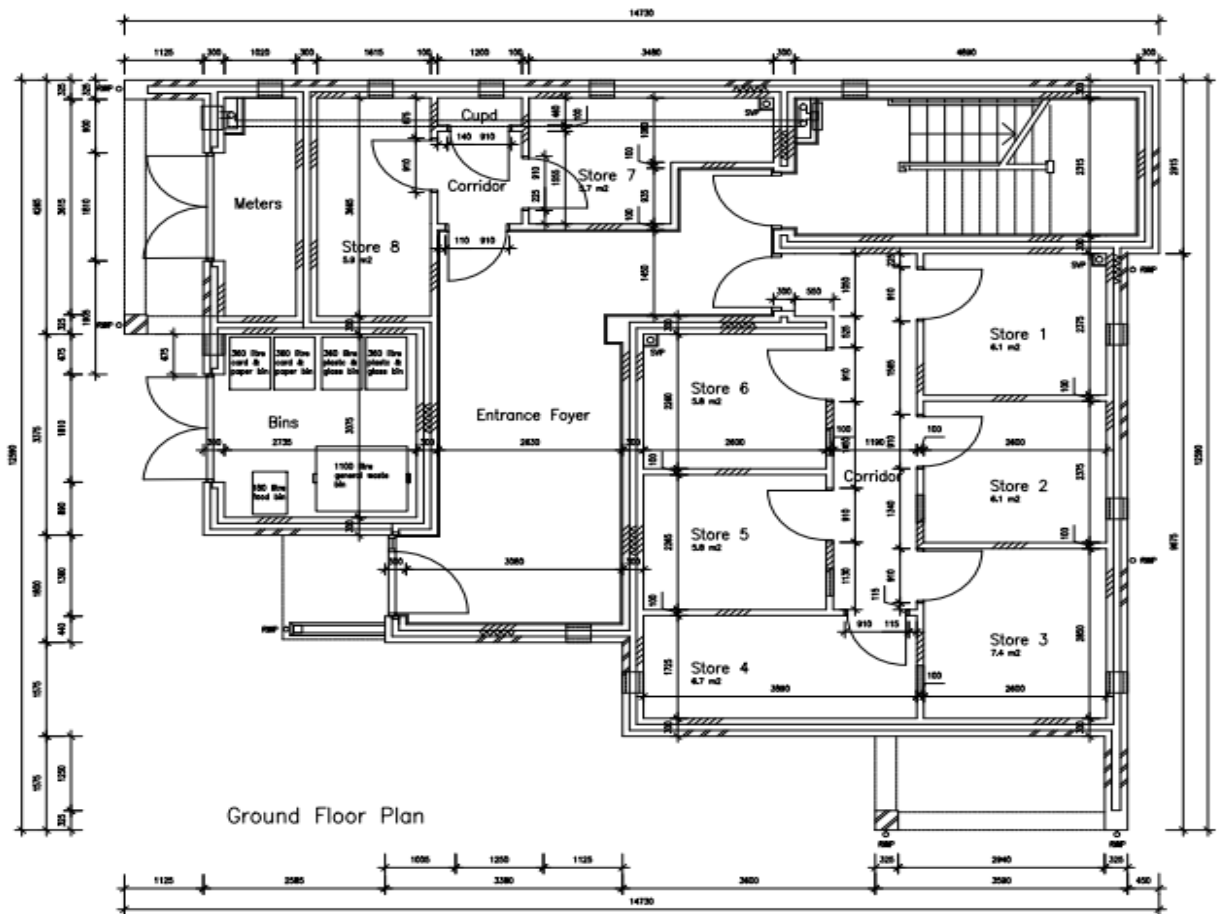
Viewings Strictly by appointment only -
Property Reference MOTIS_005805

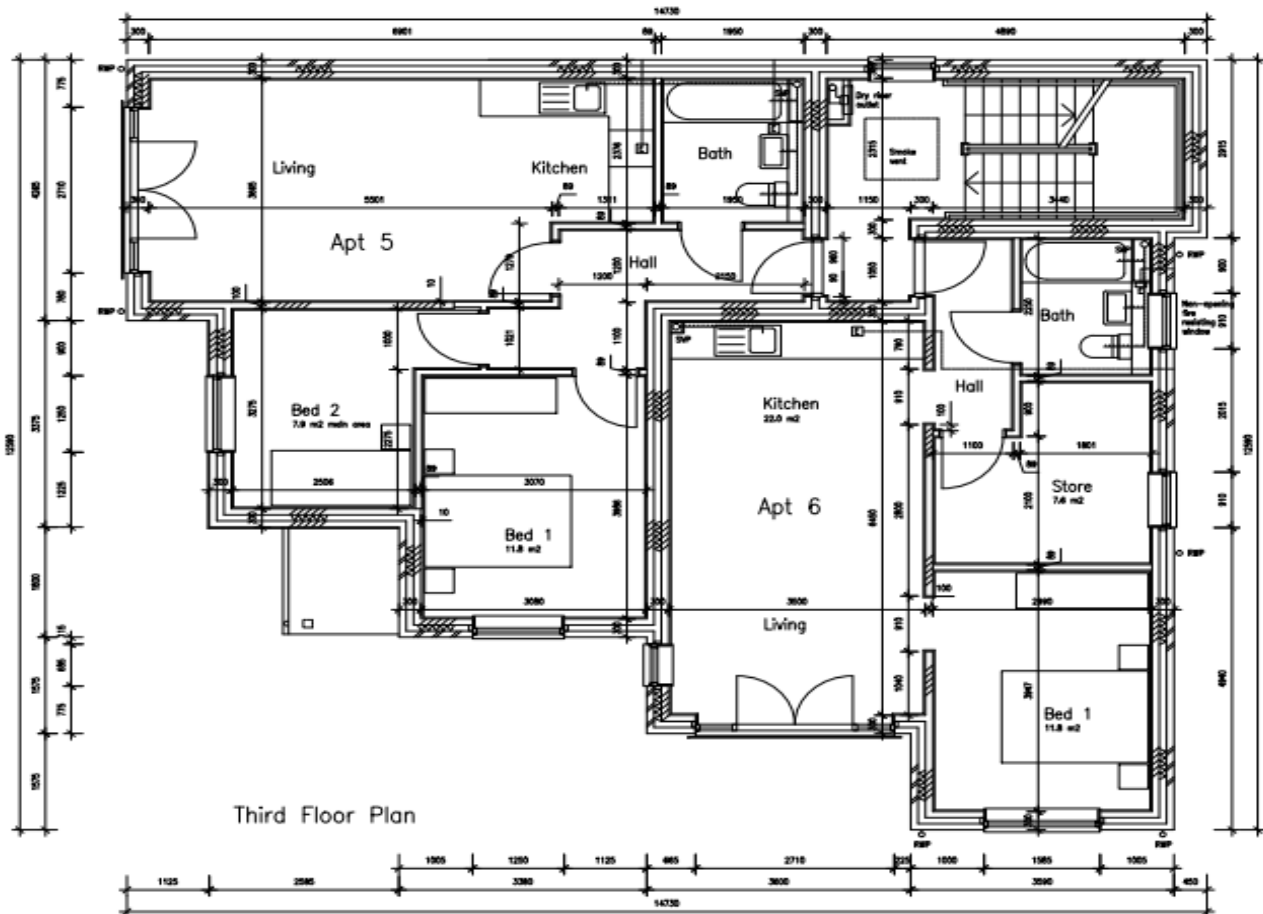
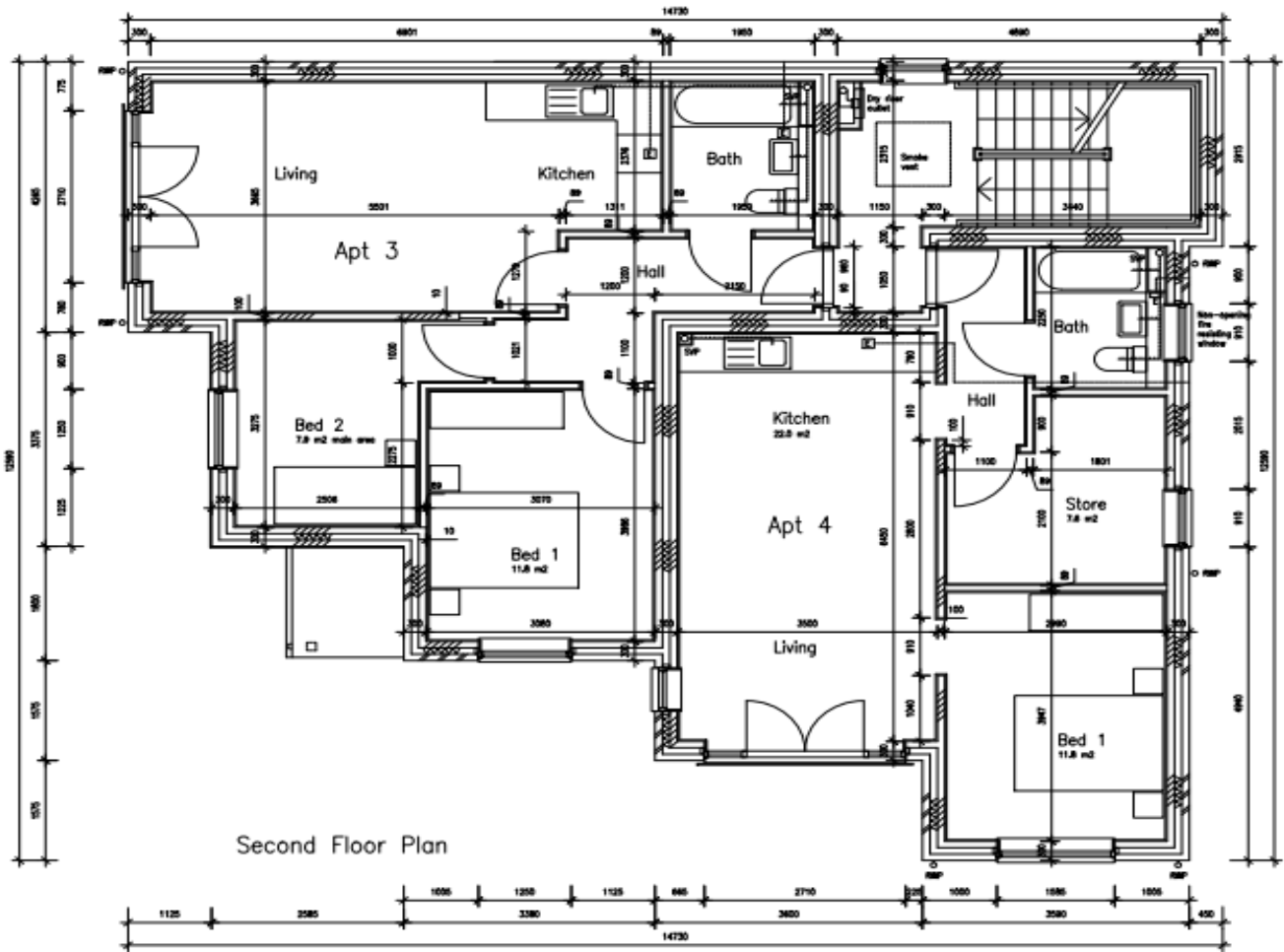
Opening Hours:

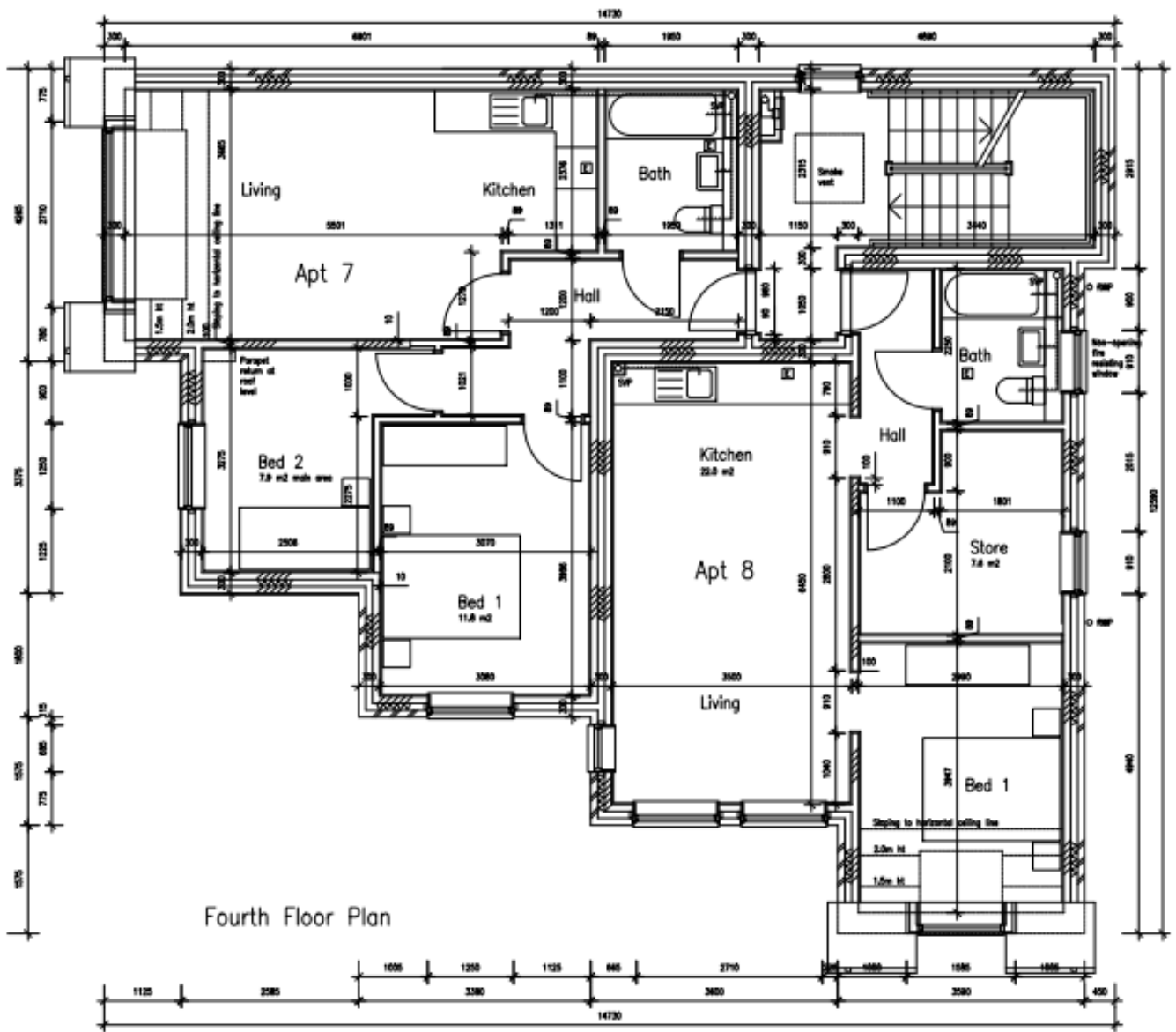
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

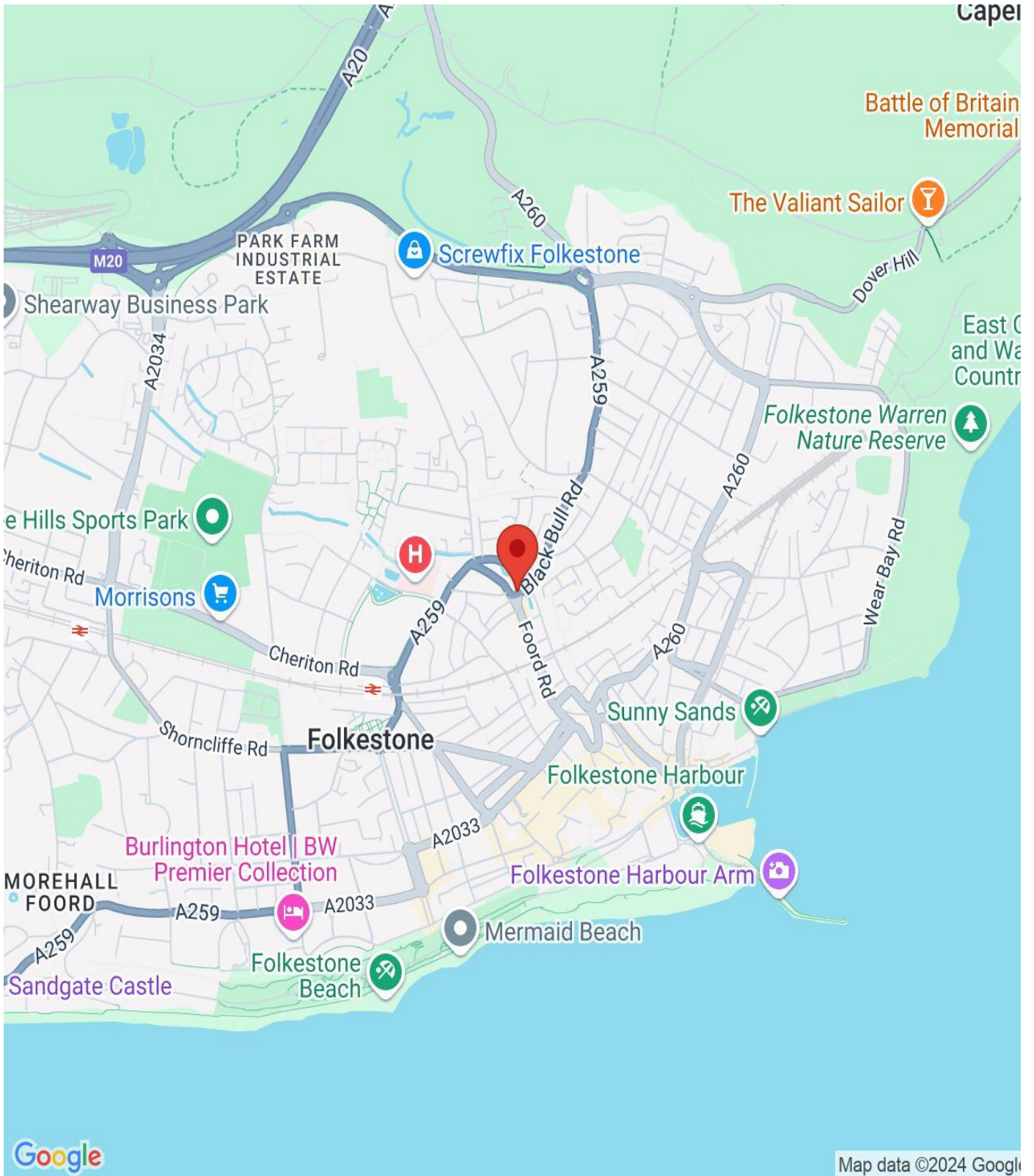












IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.