



ROYAL STANDARD, CANTERBURY ROAD, FOLKESTONE

Offers in excess of £175,000

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Motis Estates are pleased to offer a Former Pub which has commenced conversion to 3 dwellings in Canterbury Road, Folkestone.



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Royal Standard, 60 Canterbury Road Folkestone CT19 5NL

**Former Pub with Planning , 3 Houses , Prominent Site ,
Contact Motis on 01303 212020**

Description

Situated in a popular location on the corner of Canterbury Road and Bridge Street, the property is conveniently close to local shops, reputable schools and convenient bus routes into Folkestone Town Centre and Canterbury. The East Cliff and Harbour areas are also a 10-15 minute walk away. Folkestone is accessed via Junction 13 of the M20 and has good transport links to Dover and Ashford. Folkestone Central Station is within a 15 minute walk and provides access to London St Pancras in under 1 hour via HS1.

The property is currently a derelict development site which had planning permission for 3 dwellings under planning 20/0367/FH - extension and conversion of former pub (A4) to 2 x 2 bed and 1 x 3 bed residential dwellings (C3). The property had commenced conversion of the pub and the addition of two dwellings in the grounds of the site in 2020 however works were not finished. The property is currently in a state of disrepair with partial roof coverings, and no windows or doors therefore the property has been exposed to the elements for the past 4 years.

We have analysed 2 and 3 bedroom houses and it is felt that the properties above are of a good comparable evidence, we have adjusted the value accordingly as they are smaller than the subject properties, lack of parking and also a derelict site opposite.

60A: A 2 bedroom End of Terrace House of 81.5 sq m: £235,000

60B: A 2 Bedroom Mid Terrace House of 75.5 sq m: £225,000

60C: A 3 Bedroom End of Terrace House of 94 sq m: £250,000

Gross Development Value: £710,000

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

Price: Offers in excess of £175,000

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

Tenure Freehold

Postcode CT19 5NL

Viewings Strictly by appointment only -
Property Reference MOTIS_006101

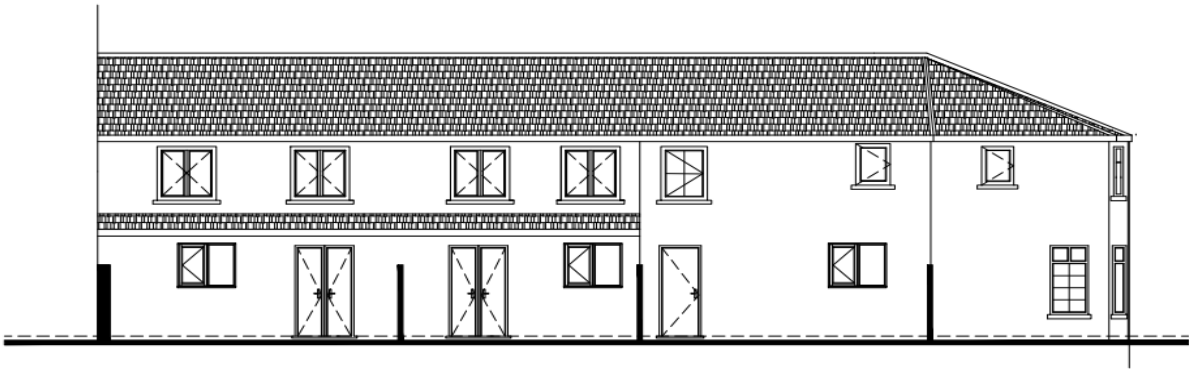
Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



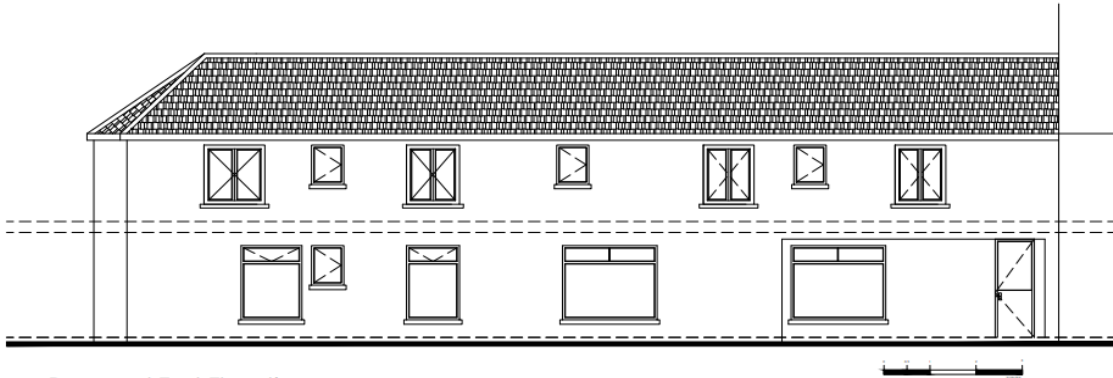
Existing West Elevation
Scale 1:100@A3



Proposed West Elevation
Scale 1:100@A3



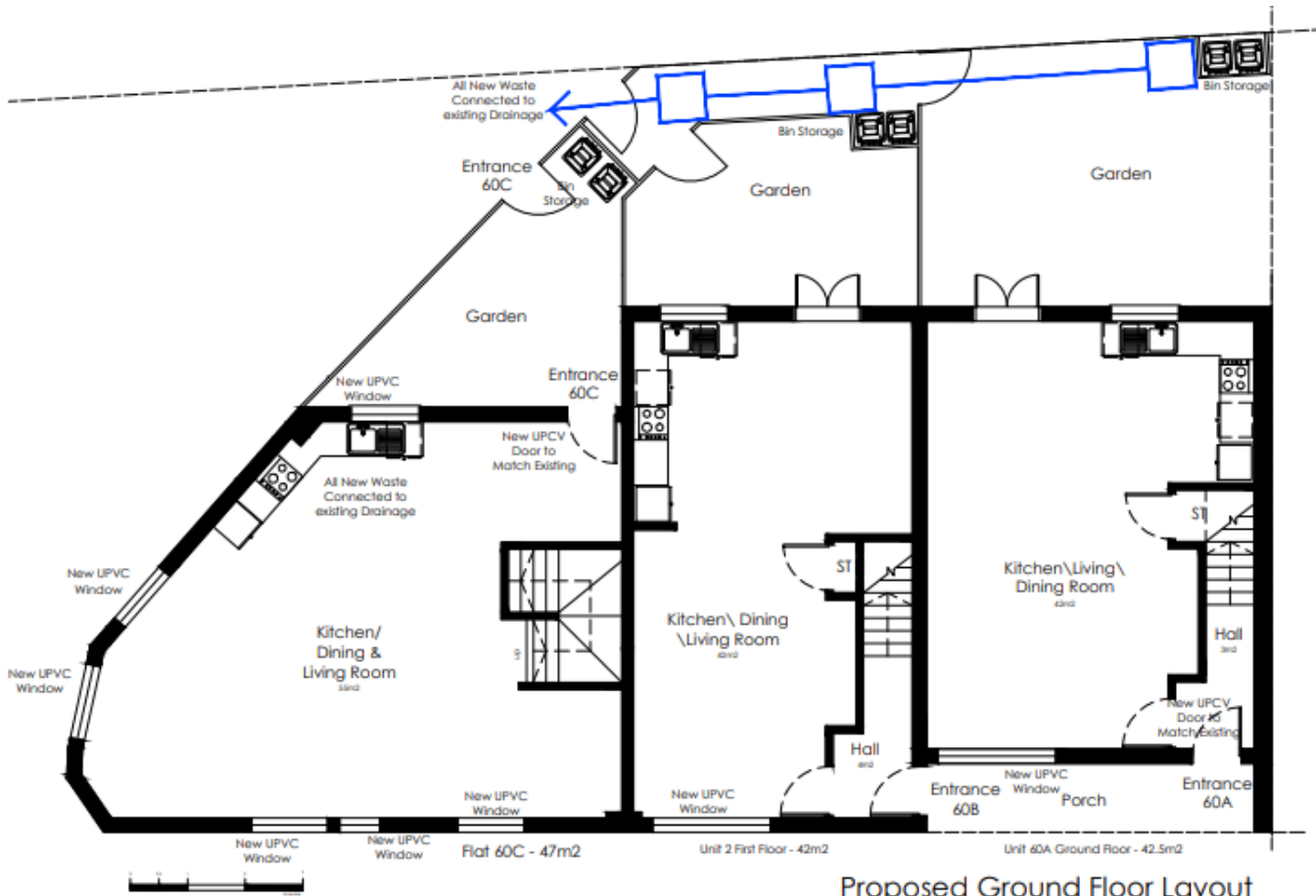
Existing East Elevation
Scale 1:100@A3



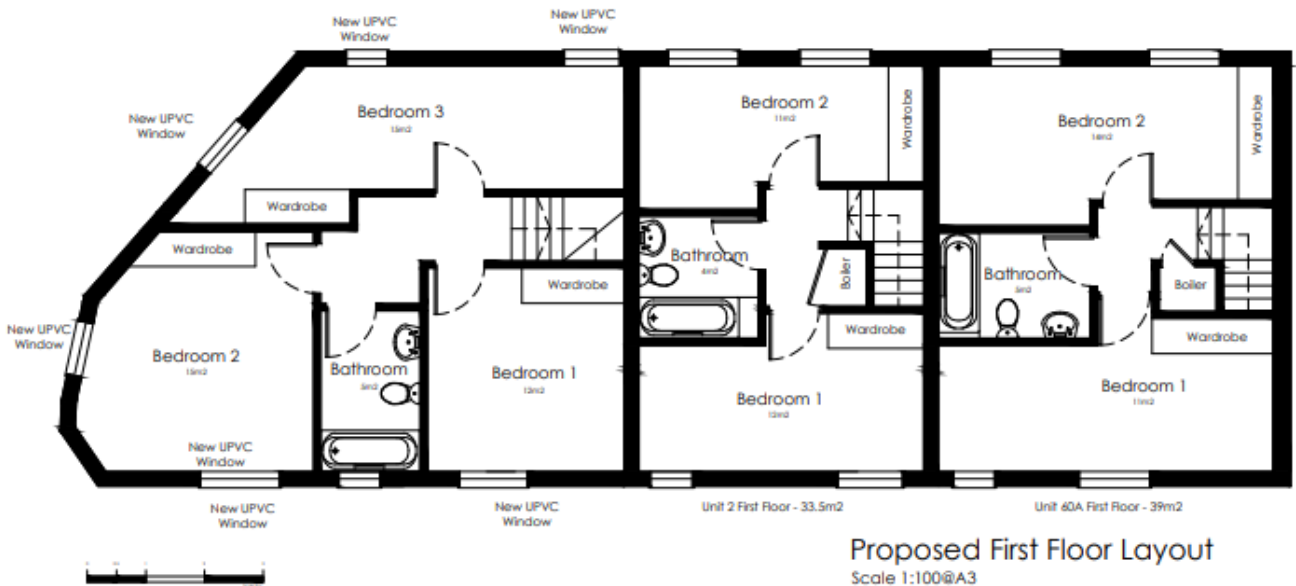
Proposed East Elevation
Scale 1:100@A3



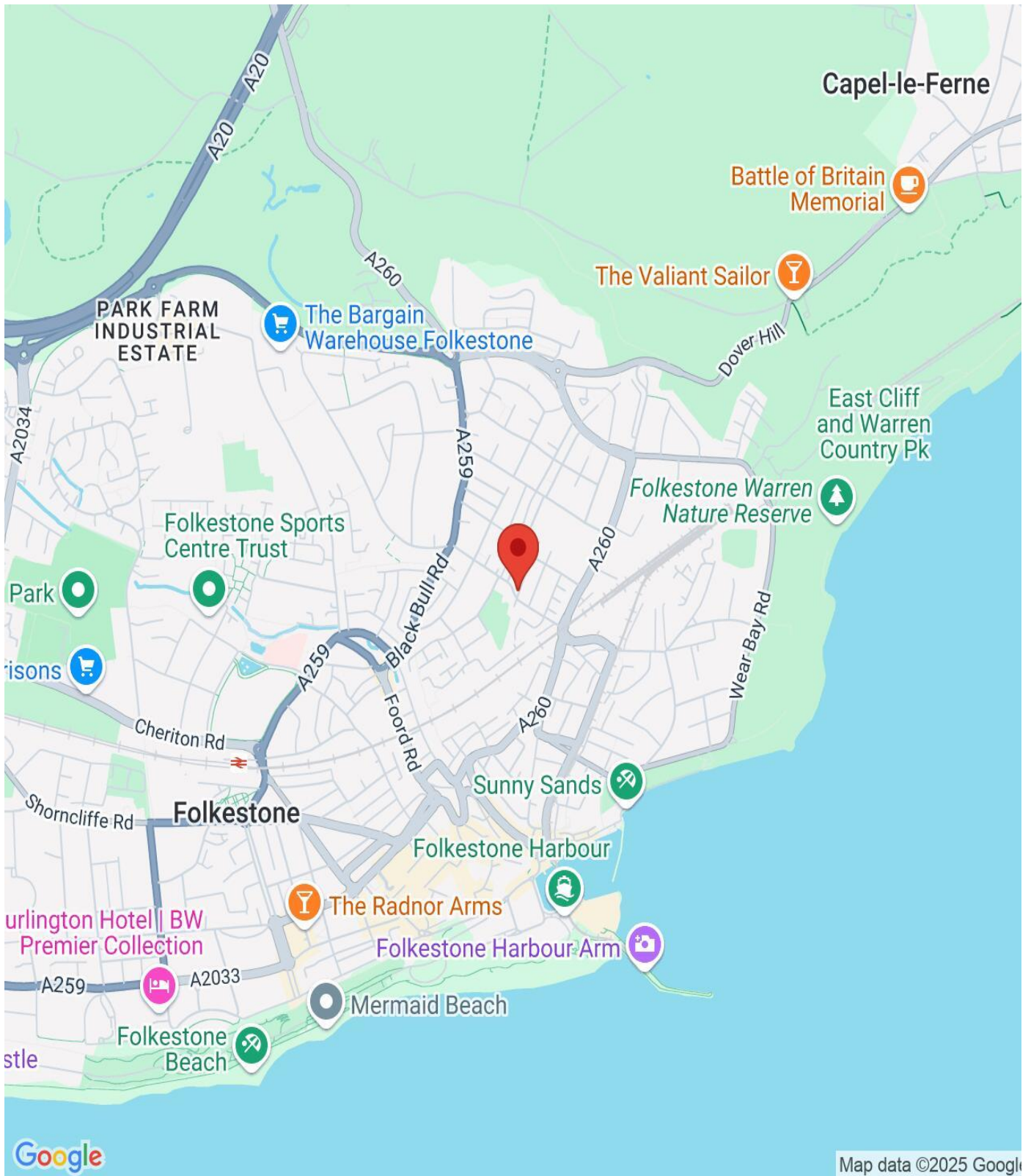




Proposed Ground Floor Layout
Scale 1:100@A3



Proposed First Floor Layout
Scale 1:100@A3



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.