



LAND TO REAR OF 38, BURROW ROAD, FOLKESTONE

£200,000

Guide Price of £200,000. Motis Estates are pleased to offer a Residential plot of Land in Burrow Road which has planning permission for 2 x 1 bedroom flats and a 1 x 1 bedroom house.



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Land To Rear of 38, Burrow Road Folkestone CT19 6DJ

**Land For Sale with Planning , 2 Flats & 1 House , Prominent Site ,
Contact Motis on 01303 212020 , ,**

Description

Guide Price - £200,000.

Motis Estates are pleased to offer a Residential plot of Land in Burrow Road, Folkestone which has planning permission for 2 x 1 bedroom apartments and 1 x 1 bedroom house. 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 Canterbury Road in Folkestone with easy access to the harbour which is in the process of extensive development and the Harbour Arm with a number of local eateries and bars.

In its immediate condition, the site covers an area of approximately 0.07 hectares and is situated in a residential area of Folkestone, situated on the historic railway route. It is approximately 1.5km to the centre of Folkestone to the west.

The developable part of the site is enclosed by gardens of the surrounding terrace housing. The northern part of the site that joins up to Warren Road is used as a public footpath and is currently maintained by Kent County Council.

The proposals will be located where the current empty garages are on the site and in the part of the site that is currently over grown. It is proposed that the developed area of the site will be gated for residents only with additional proposed storage units on the site.

The access to the south of the site works better as the main vehicular access to the site. The gate has been set back so that the cars do not block the road while waiting for access.

Overall, the final proposal is for three units on the site. Plot one which is a 1 bedroom house reflects the existing character of the houses on Burrow Road, it continues the street scene and encloses the entrance to the site.

The key outlook of the proposed units avoids the surrounding existing units. The remaining two plots are 2 x 1 bedroom apartments, both of which have gardens and parking spaces.

Plot 1: 1 x 1 bedroom house of 58 sq m
Plot 2: 1 x 1 bedroom apartment of 60 sq m
Plot 3: 1 x 1 bedroom apartment of 53 sq m

Total: 171 sq m (1,839 sq ft)

Planning Reference: 22/1950/FH

The determination was by the Planning Inspectorate of an Appeal against non determination. The reference is:- Planning Inspectorate APP/L2250/W/24 3347607. Land at the rear of 26/36 Burrow Road, Folkestone, CT19 6DJ.

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

Freehold Title: We understand that the Title is registered under K519609 with no onerous covenants.

Guide Price of £200,000

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

GDV: We have valued the properties and feel the GDV is £580,000-£600,000.

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

Tenure Freehold

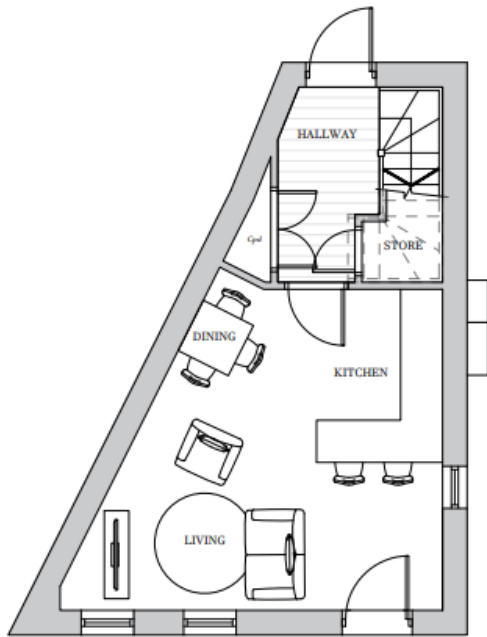
Postcode CT19 6DJ

Viewings Strictly by appointment only -
Property Reference MOTIS_006353

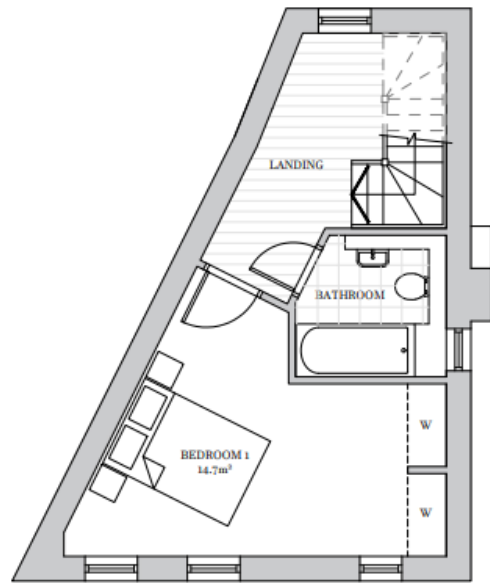
Opening Hours:

Monday - Friday 8.30 - 5.00

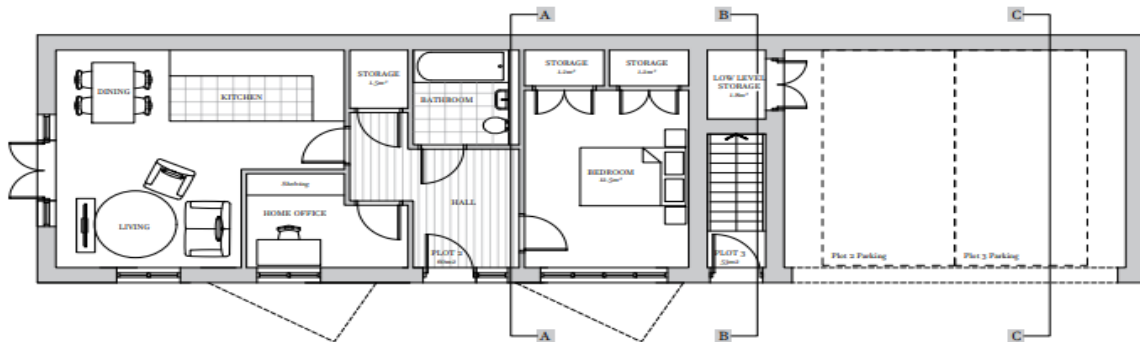
Saturday 9.00 - 3.00



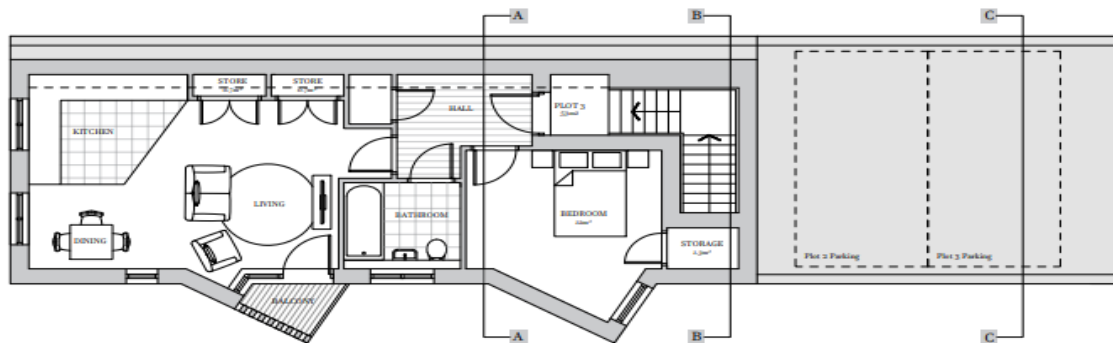
Ground Floor Plan
1:50 at A1



First Floor Plan
1:50 at A1



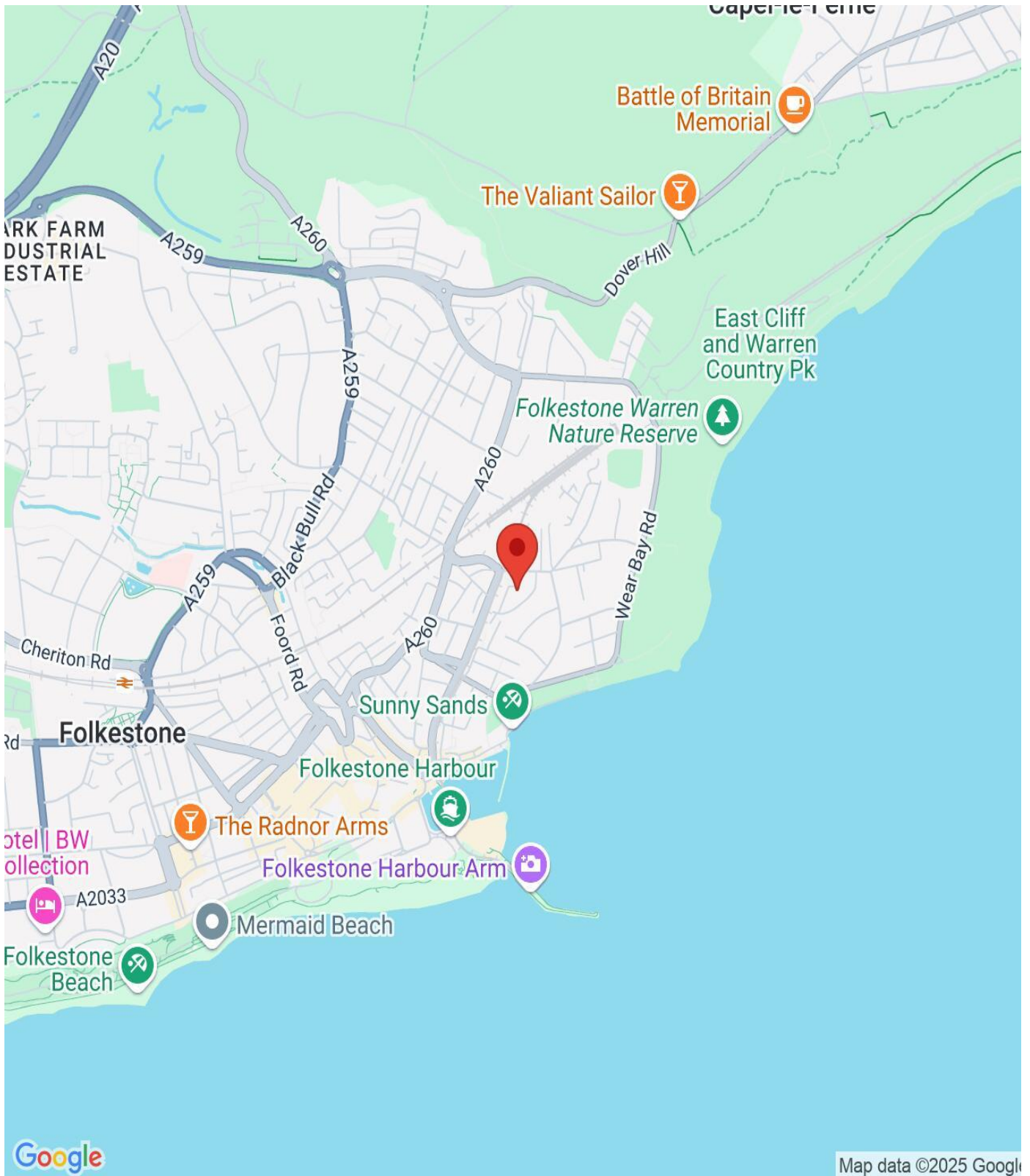
Proposed Ground Floor Plan
1:50 at A1



Proposed First Floor Plan
1:50 at A1







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.