



22-24 CHERITON GARDENS, FOLKESTONE, CT20 2AS

Offers in excess £750,000 Freehold

Motis Estates Chartered Surveyors in Folkestone are proud to bring to market a development opportunity to purchase a freehold block with planning permission applied for 8 flats in the heart of Folkestone Town Centre.



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22-24 Cheriton Gardens Folkestone CT20 2AS

**8 Flats , 24/0552/FH , Mixed Use
Close to Folkestone Central Station**

Description

Motis Estates are proud to advertise a development opportunity to purchase a mixed use building which has planning potential for 8 flats under planning: 24/0552/FH

The property is close to Bouverie Village and the Town Centre and has fantastic connections to local transport links, and Folkestone Central, taking you to London in less than an hour within a 5 minute walk.

Folkestone has a number of regeneration projects with the development of Folkestone Seafront with over 700 apartments and the town of Otterpool as a new Garden Town in the next 25 years. www.folkestoneseafront.com and www.otterpoolpark.org.

The property is also 50 yards from the former Debenhams site which has been acquired by Folkestone & Hythe District Council for redevelopment. It was announced on 18/01/2023, that Folkestone and Hythe District Council have been awarded £19.7 million for a major overhaul of Folkestone's town centre to improve shopping areas, an upgraded bus station and a new public green space to encourage businesses and visitors into the area. The funding is for the three following projects:

1. Station Arrival and Town Centre Connections: This element of the project aims to improve the links from the railway station for pedestrians and cyclists to encourage use of active travel and public transport and to improve connections for visitors and residents alike.

2. Improved Gateway to the Town Centre and Bouverie Square: This component of the project will unlock transformational change around the town centre. The focus will be to reconfigure the main bus station in the town centre and implement changes to the legacy gyratory road system to the north. The money will enable a sustainable, attractive and welcoming gateway to be created for Folkestone town centre with a green park replacing the bus station in Bouverie Square. The exciting and ambitious project will see Shellons Street become two-way with bus stops and bays replacing the bus station. Better signage and obvious walking links will connect visitors to a greener, more vibrant Sandgate Road and Guildhall Street shopping area.

3. Folca, Sandgate Road and Town Centre Public Realm: This element of the project will refurbish the Folca building (the former Debenhams building) into a 'town lab' which will encourage and bring new and experimental uses into the town centre. The phased refurbishment of this building will bring a currently redundant building back into use in the town centre and reactivate this part of the high street. It will also improve the public realm on Sandgate Road to encourage footfall in this area of the town centre. The funding will also enable the second phase of Folca to be progressed by establishing new uses for the site, with an intended focus on public services, retail, leisure and business uses for the rejuvenated building.

The property has the potential for 8 flats with a change of use and conversion of office building to provide 4 no. 1 bed and 4 no. 2 bed residential flats including construction of 2 storey rear extension being submitted to Folkestone and Hythe DC:

Flat 01 - 2 bed 3 person - 68.3m²

Flat 02 - 1 bed 2 person - 59.5m²

Flat 03 - 1 bed 2 person - 50.8m²

Flat 04 - 2 bed 4 person - 75.4m²

Flat 05 - 1 bed 2 person - 58.3m²
Flat 06 - 1 bed 2 person - 51.1m²
Flat 07 - 2 bed 4 person - 92.1m²
Flat 08 - 2 bed 4 person - 72m²

Total of 527.5 sq m (5,670 sq ft)

The layout of the proposed conversion has been directly influenced by the location of existing services and stair cores, the proposals allow the existing stairs and heart of the buildings to remain unchanged whilst creating internal lobbies as required by current building regulations.

The proposed extension allows an increase in floor space to the existing ground and first floors upgrading what would be single bedroom units to two bedroom units, providing a desirable mix of accommodation.

Sited on the North-East side of the building the proposals would not create overshadowing or overlooking of neighbouring external spaces due to orientation and natural screening from existing neighbouring buildings.

Consisting of high quality conversion incorporating a modest two storey extension, the proposals represent a sustainable form of development securing the longevity and upkeep of the existing building.

Providing much needed accommodation the proposals meet a need for residential properties within the Folkestone & Hythe District. The proposed extension forms a positive addition to the host dwelling and contributes to providing a mix of one and two bedroom dwellings.

The scale, form and materials do not detract from the building itself, the local area or neighbouring amenity.

Tenure: Freehold

Energy Performance Certificate: 22 has an EPC of 52 (C) valid until May 2026. 24 has an EPC of 97 (D) valid until June 2032.

Services: Water, Drainage, Gas and Electricity

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or kris.foster@motis-estates.com

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

Tenure Freehold

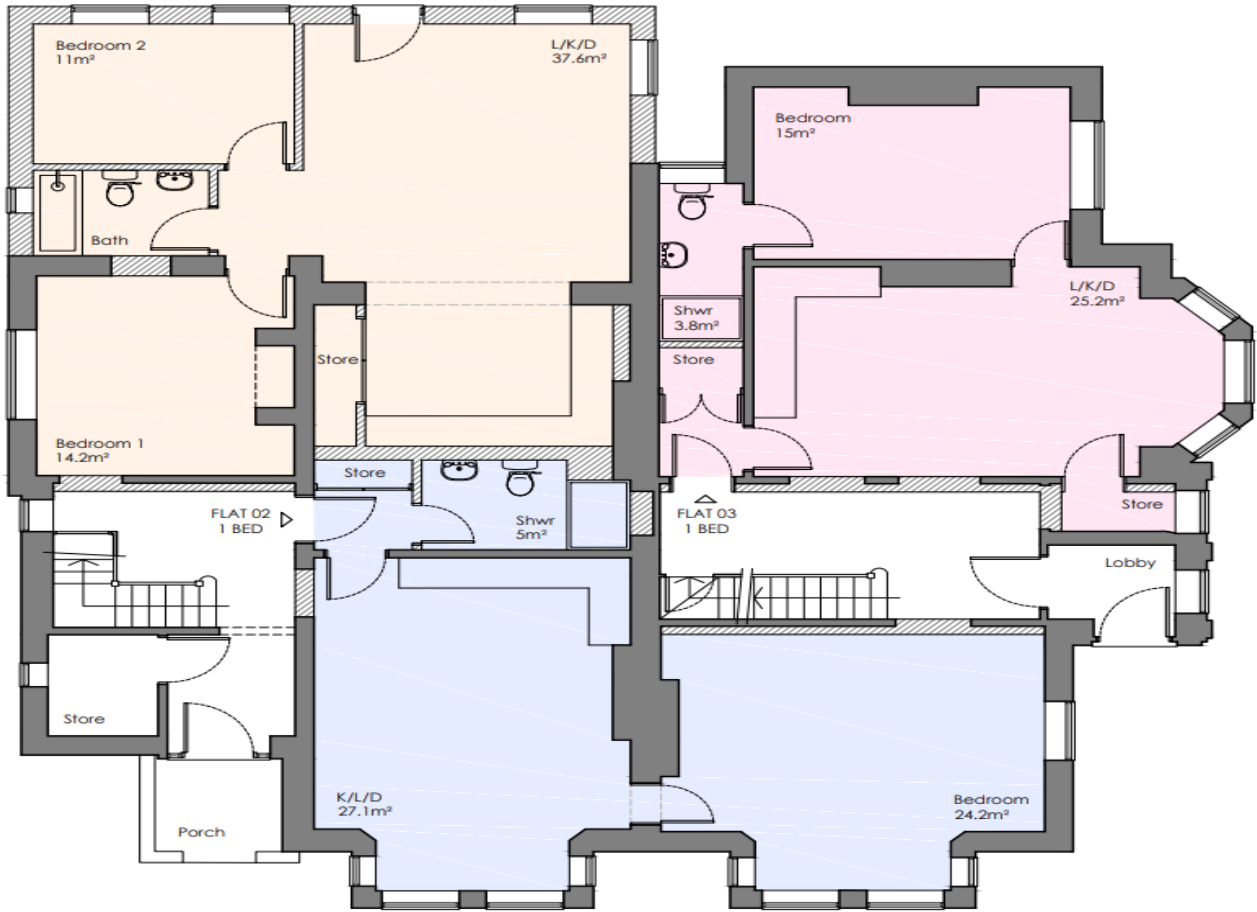
Postcode CT20 2AS

Viewings Strictly by appointment only -
Property Reference MOTIS_005677

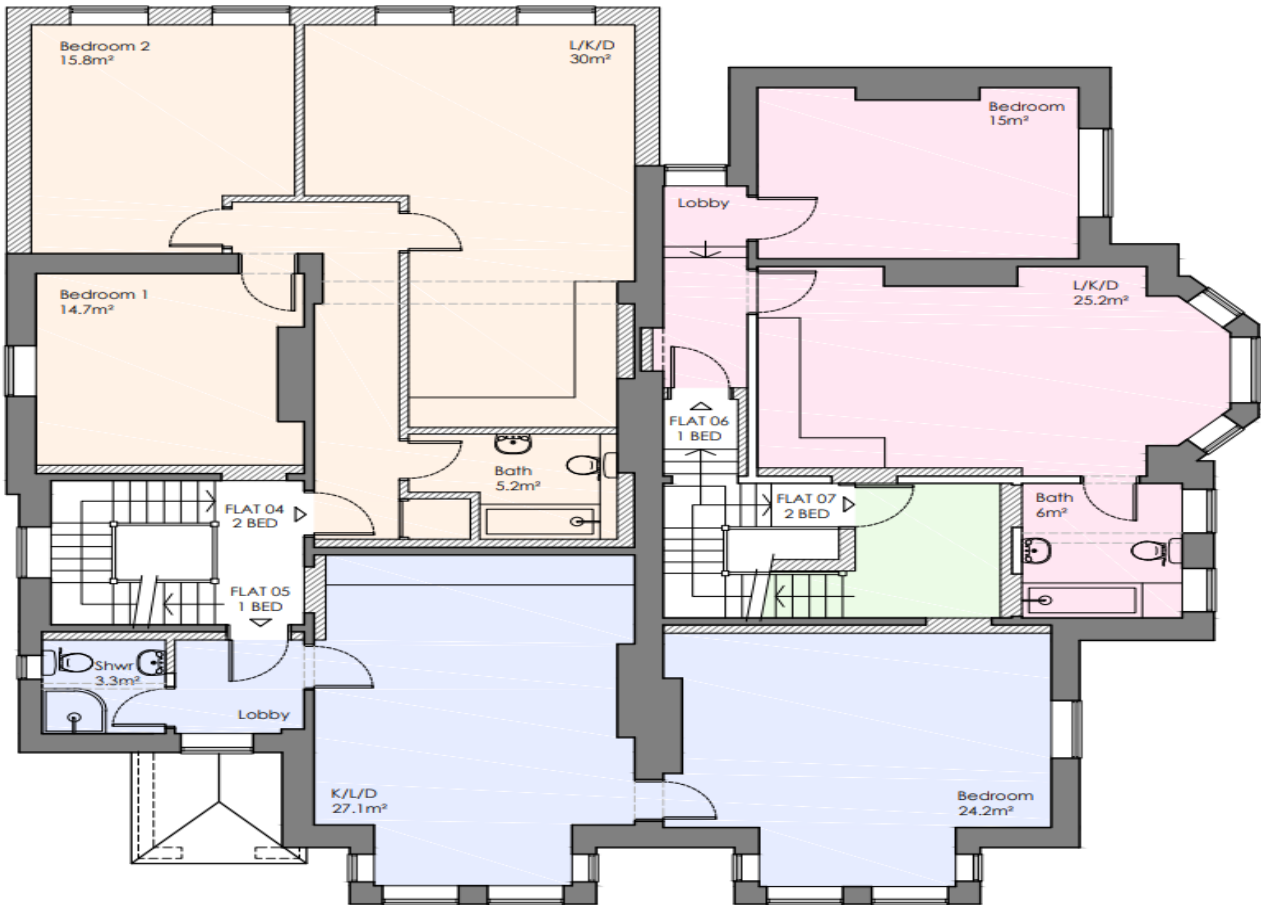
Opening Hours:

Monday - Friday 9.00 - 5.30

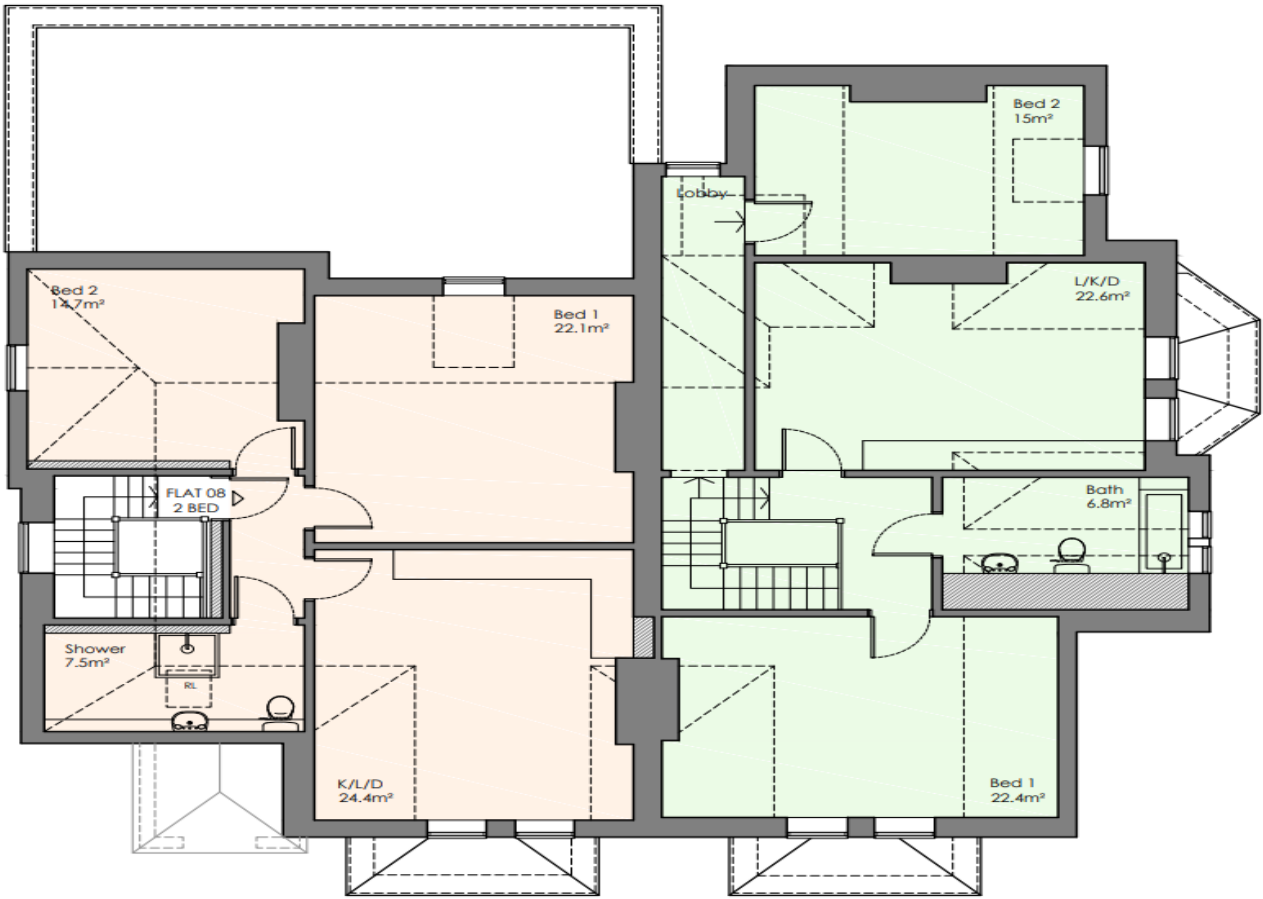
Saturday 9.00 - 3.00



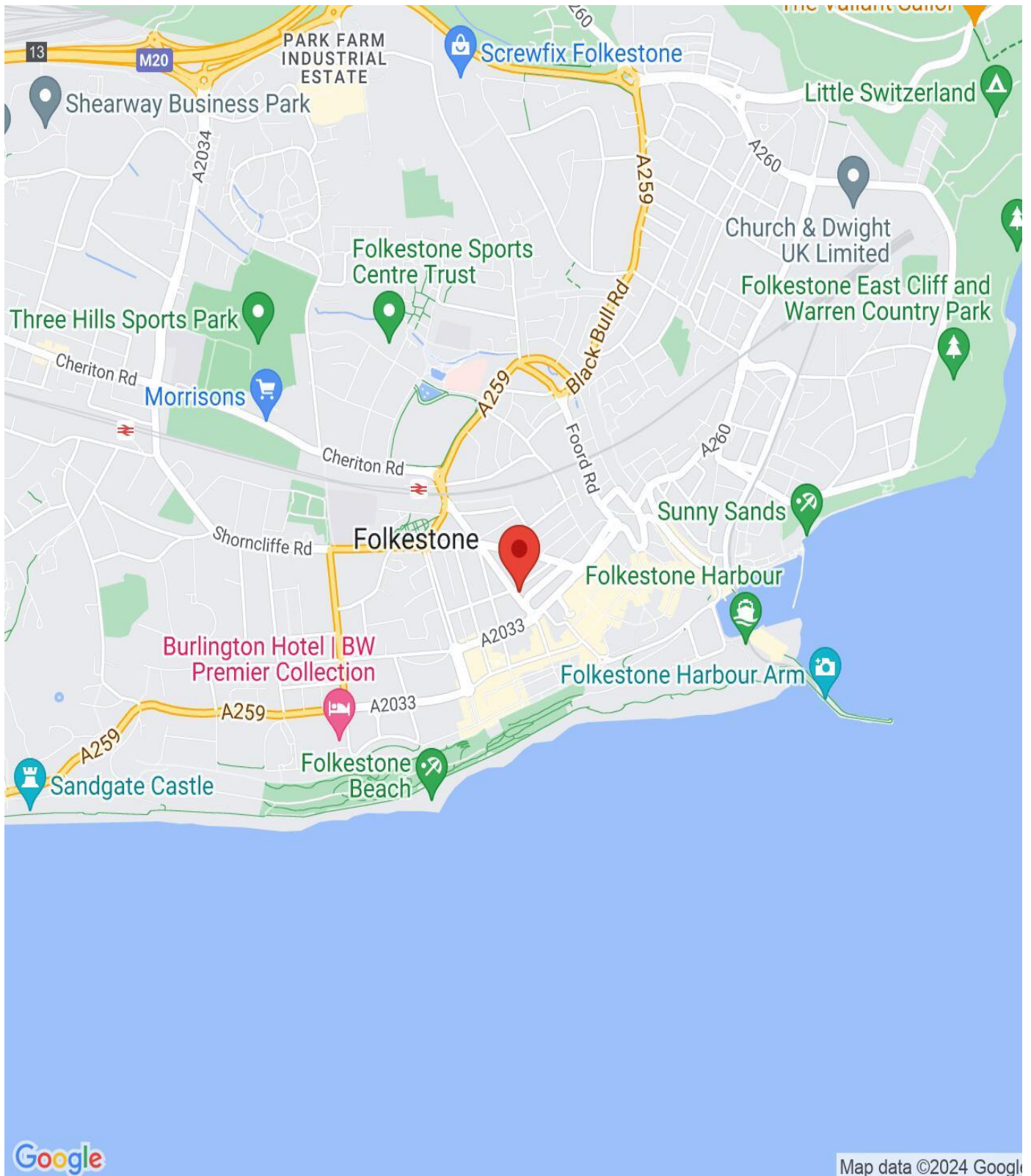
G R O U N D F L O O R P L A N



F I R S T F L O O R P L A N



SECOND FLOOR PLAN



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.