



94 BOUVERIE ROAD WEST, FOLKESTONE, KENT, CT20 2PP

Offers in excess £550,000 Freehold

Motis Estates Chartered Surveyors in Folkestone are proud to bring to market a freehold 3 storey semi detached house with planning permission for C2 Use in the heart of Folkestone Town Centre.



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94 Bouverie Road West Folkestone CT20 2PP

3 Storey Semi Detached House

Description

Motis Estates are proud to advertise a large three storey semi-detached house previously used as a care home. Arranged as seven bedrooms with shared facilities.

The property comprises a large three storey semi-detached house with brick elevations beneath a pitch tiled roof. The windows are uPVC double glazed units.

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 within close proximity 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 current planning use of C2. Use Class C2 is defined as: "Use for the provision of residential accommodation and care to people in need of care (other than a use within a class C3 (dwelling house)). Use as a hospital or nursing home.

Tenure: Freehold

Price: Offers in excess of £550,000 (no VAT)

Energy Performance Certificate: We have not been provided a copy of the EPC.

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 2PP

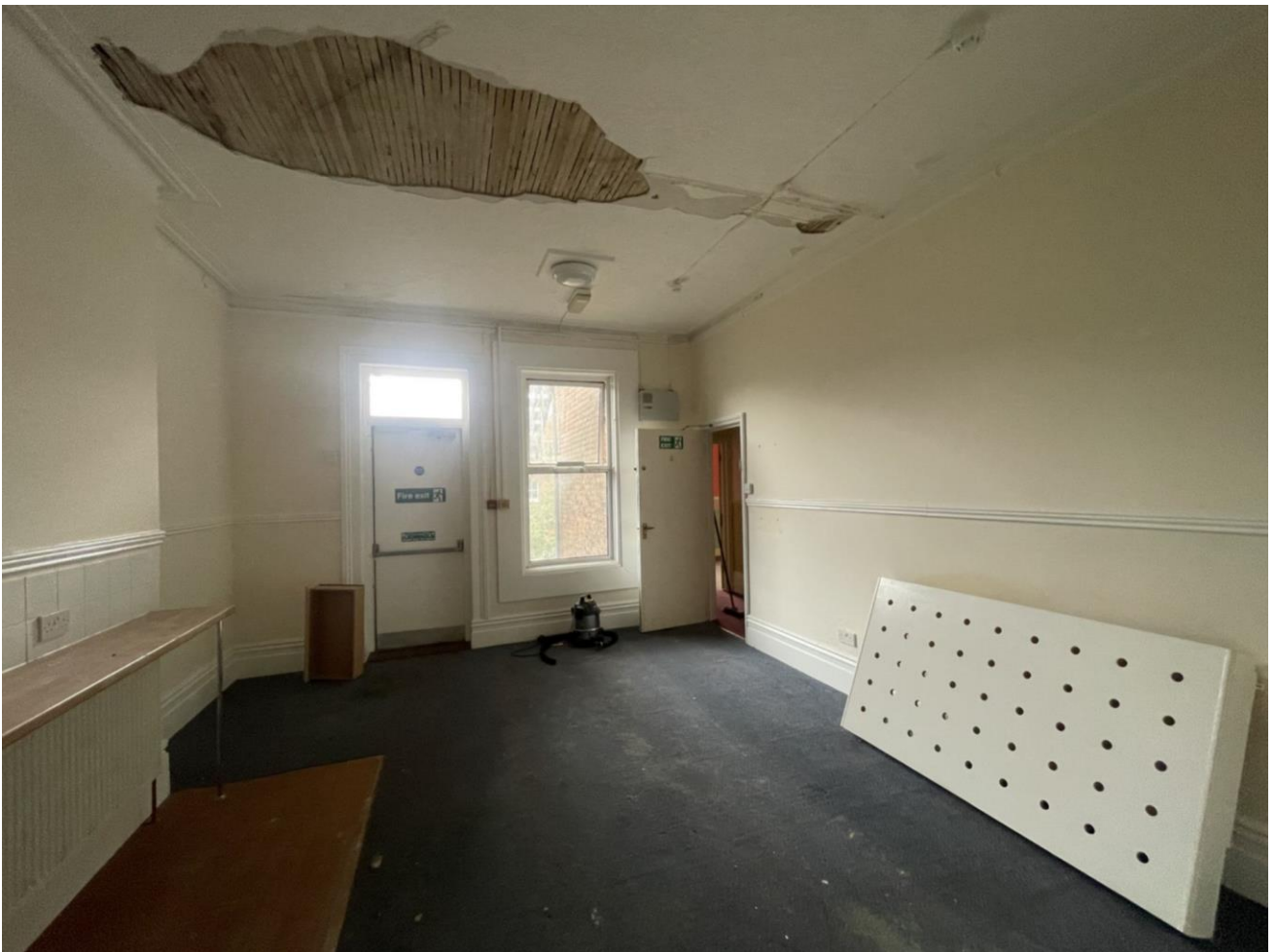
Viewings Strictly by appointment only -
Property Reference MOTIS_005806

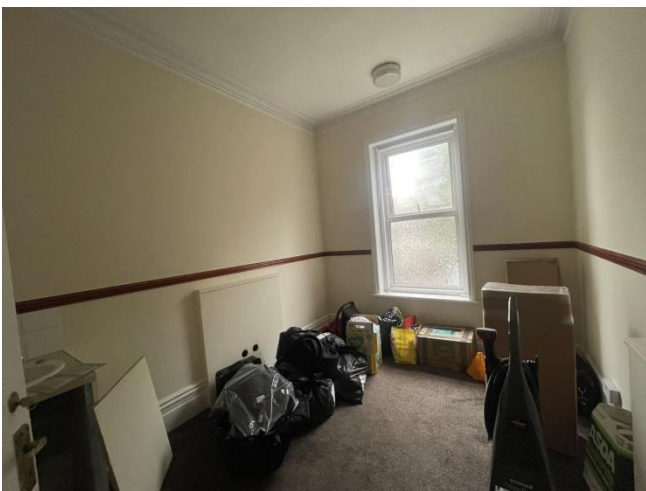
Opening Hours:

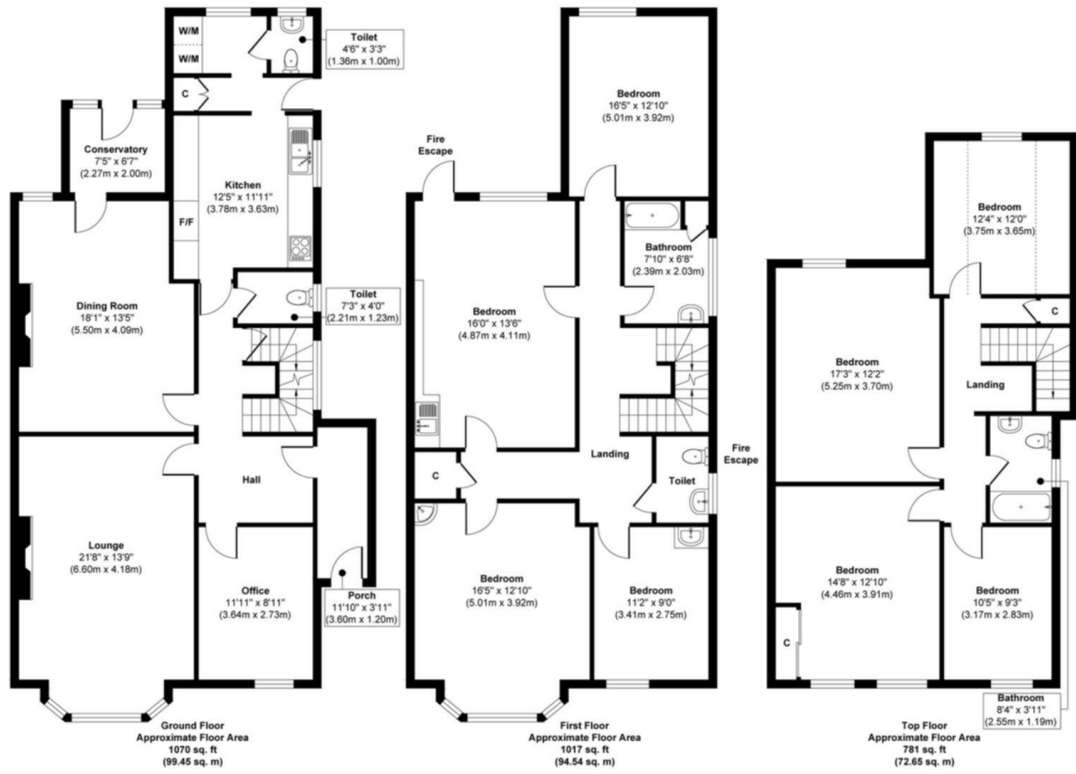
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



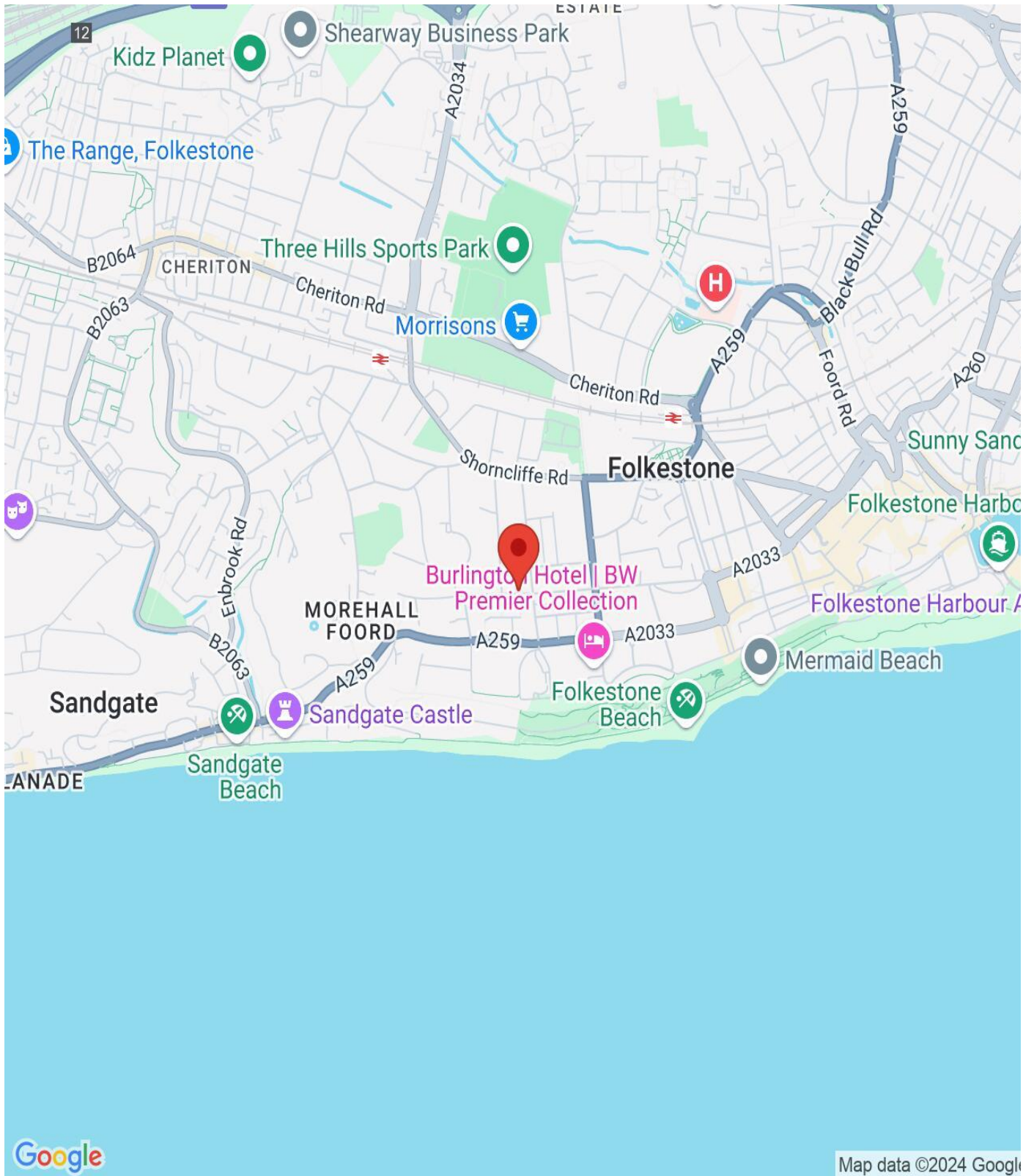






Approx. Gross Internal Floor Area 2868 sq. ft / 266.64 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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.