



## LAND ADJ 11, CANTERBURY ROAD, FOLKESTONE

**£55,000**

Guide Price of £55,000.

Motis Estates are pleased to offer a Residential plot of Land in Canterbury Road which has planning permission for 2 x 1 bedroom flats



Moving with Motis



www.facebook.com/motisestates



@MotisEstates



www.instagram.com/motisestates



# Land Adj 11, Canterbury Road Folkestone CT19 5NG

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

## **Description**

Guide Price - £55,000. Motis Estates are pleased to offer a Residential plot of Land with For Sale in Canterbury Road which has planning permission for 2 x 1 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 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.

The site abuts to 11 Canterbury Road and end of terrace of the group of 11 to 19 Canterbury Road. This group is a 2.5 storey height. To the North of the plot is Canterbury Road which continues to the east to the south leading to the viaducts of the railway line continuing from Folkestone Central Station to the east. Nearby landmarks (within 20 mins walk) include the Folkestone Warren Nature Reserve and the Folkestone East Cliff and Warren Park.

Conservation: Designation The site is not in a conservation area and not near listed buildings.

Flood: The site is in Flood zone 1

Transport: The site is approximately 15-20.mins walk from the Folkestone Central train station. There are three bus stops within 1 min of walking from the site. The railway line to the southeast provides links to the Kent coast and services look to run to Dover, Ramsgate, Margate via the track adjacent to the social club.

Trees. There are no trees within a range of 10-15 metres from the boundaries of the site.

The site was previously used for storage. a planning consent for replacement storage was granted in June 2011 (Y11/0429/SH). This was not implemented. The proposed units exceed the NDSS for 1B2P two storey flats. The storage area and bedrooms area meet the NDSS. The kitchen/living/dining areas meet the London plan's floor areas of 23 sq.m.

The entrance is sited at the same point as the other terraces. There is a covered entrance, compliant with relevant requirements of Approved document M of the Building Regulations. A small lobby provides access to both flats. The lower maisonette has the kitchen/living dining at the entry level.

At the lower ground there is the bedroom, the bathroom and the storage together with circulation space providing access to the rear yard. The proposal comprises the erection of a three-storey building, including part-lower ground level. It would provide two split level flats. Each unit would comprise an open plan living space, dining and kitchen area, with double bedroom, bathroom and storage.

The summary of the proposed development is as follows:

- o Two x 1-bedroom residential units
- o External private amenity space
- o Cycle spaces o Refuse and recycling storage space

The proposed ground and lower ground floor unit would be 63.9 sqm and the first and upper floor unit would be 62.2 sqm. The proposed dwelling exceeds the internal residential space standards within Policy HB3 for one bedroom two storey dwellings with 62.6sqm (Flat 1) and 63.10 (Flat 2) providing generous living accommodation split over two floors.

The development complies with the objectives of the policy and will provide a high quality accommodate for future residents of each unit.

The flats will provide occupiers with generous space for living, sleeping, kitchen and WC and bathroom facilities. The development would be triple aspect with front and rear facing windows, reflecting the character of the area and provide residents with an outlook and all habitable rooms served by natural light.

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 24/1983/FH

Site Address Land Adjoining 11, Canterbury Road, Folkestone Proposal Erection of building to provide 2 x self-contained flats. Approved with Conditions Current Decision Date 7/2/2025

The freehold interest appears to be registered at the land registry under title number K101324. 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.

Guide Price of £55,000 VAT:

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

We have valued both the properties and feel the GDV at approx. £280,000-£300,000.

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

**Tenure** Freehold

**Postcode** CT19 5NG

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_006291

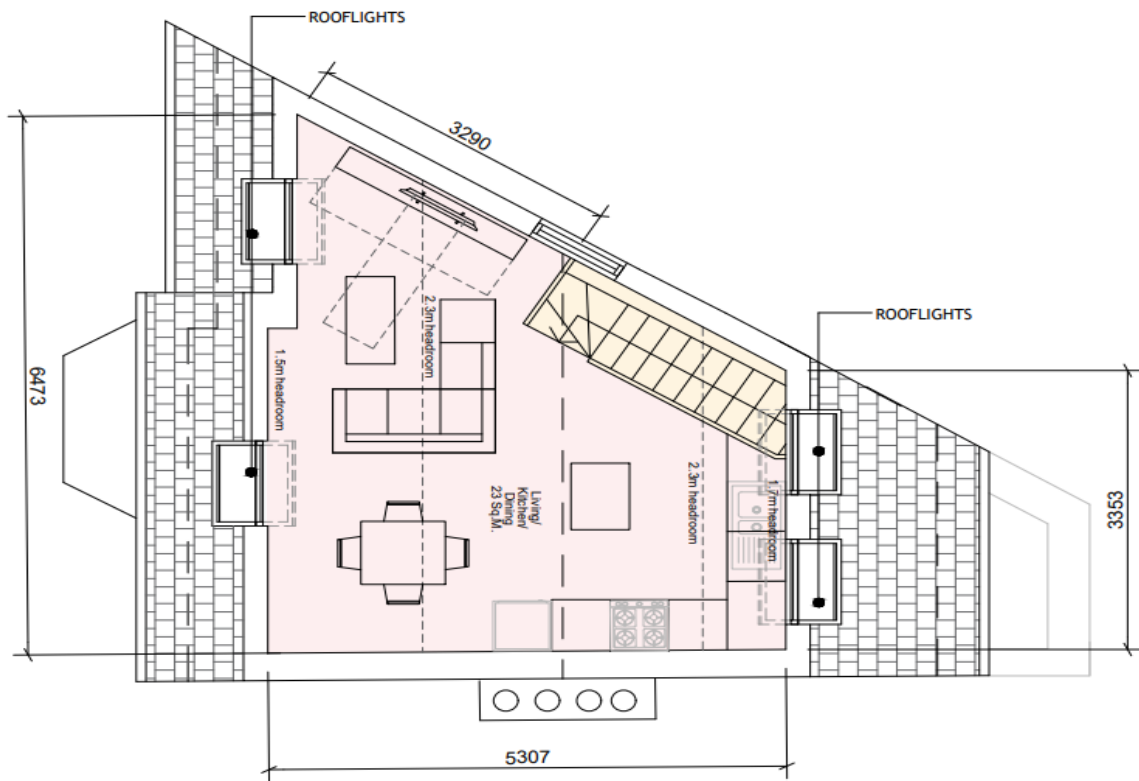
**Opening Hours:**

Monday - Friday 9.00 - 5.30

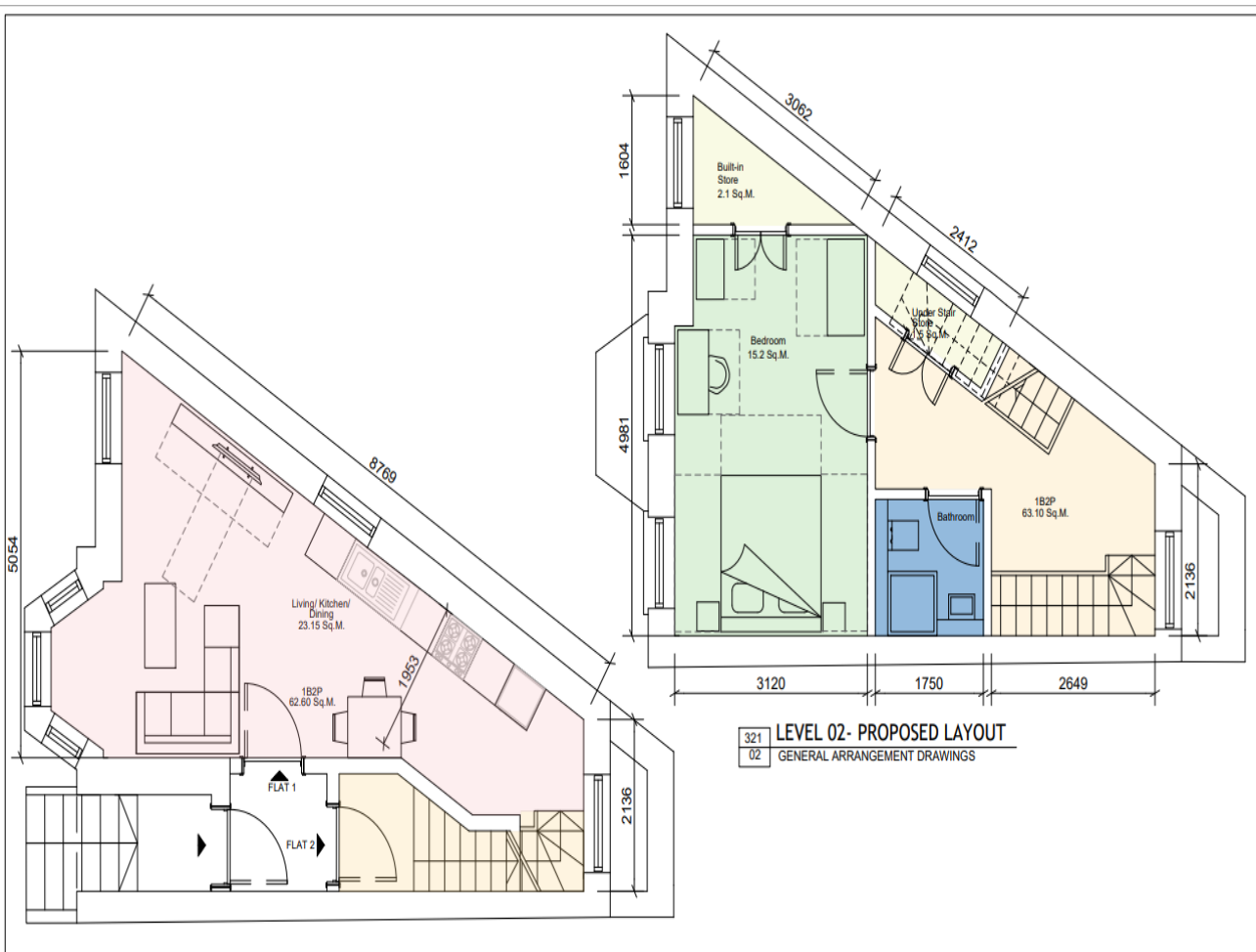
Saturday 9.00 - 3.00



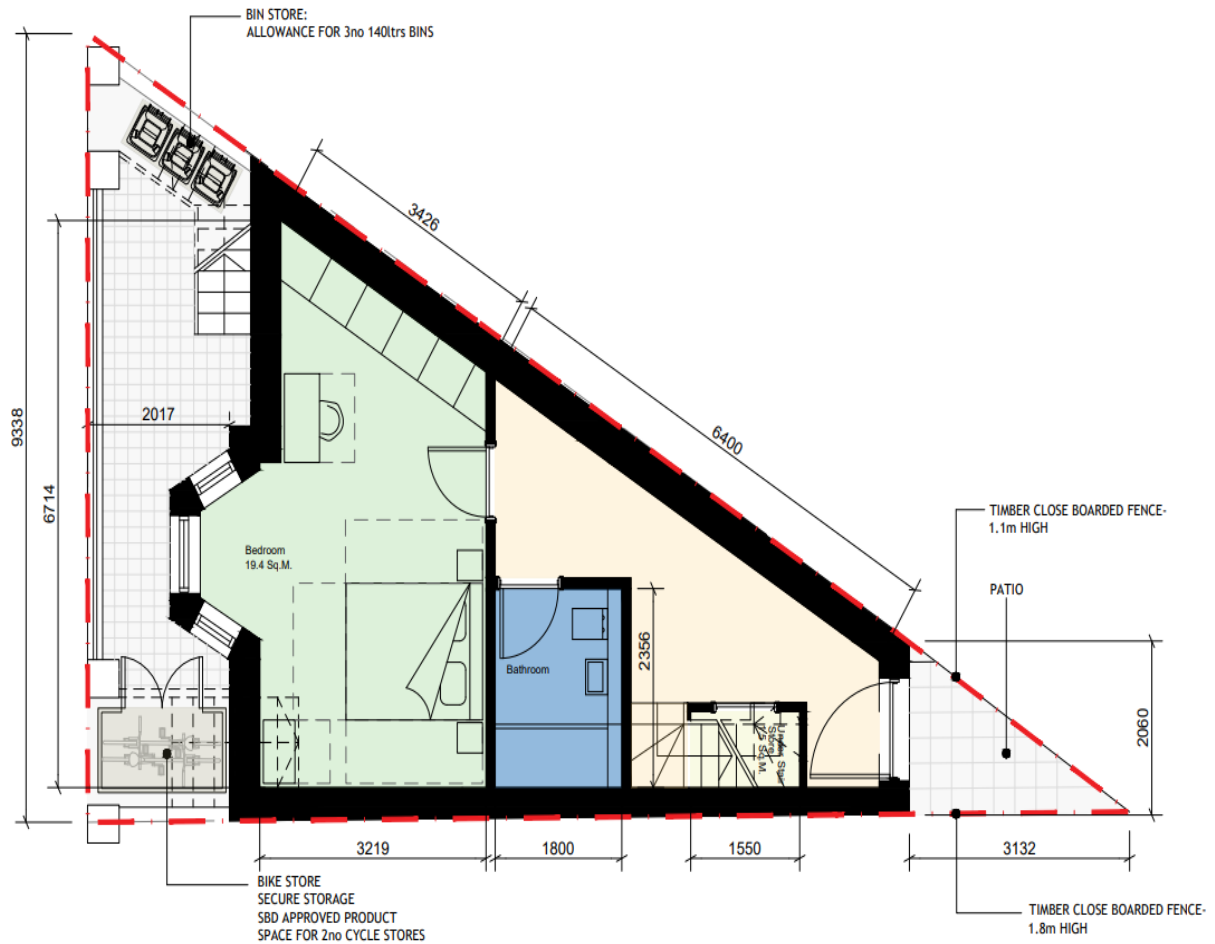




331 LEVEL 03- PROPOSED LAYOUT  
01 GENERAL ARRANGEMENT DRAWINGS



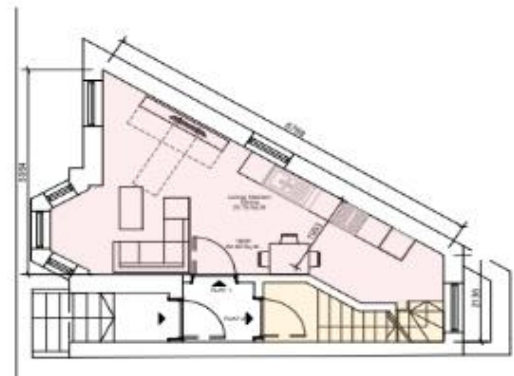
321 LEVEL 02- PROPOSED LAYOUT  
02 GENERAL ARRANGEMENT DRAWINGS



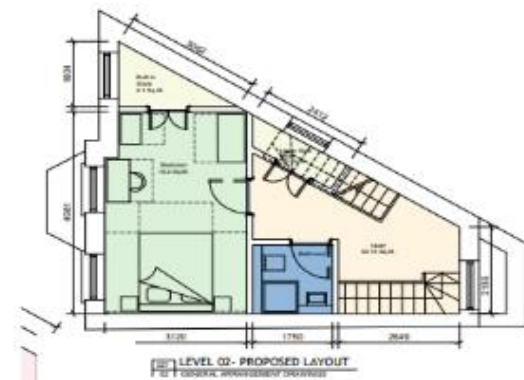
## Proposal



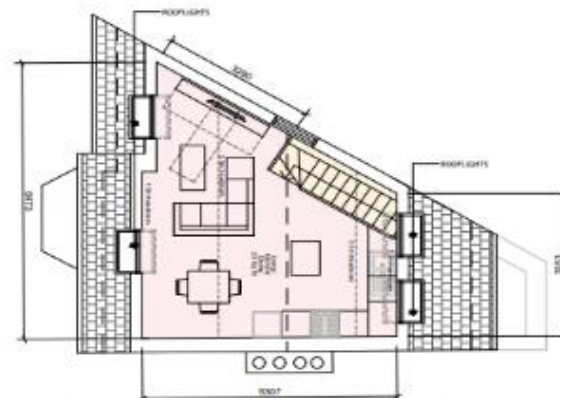
Proposed lower ground floor-0  
Steps leading to the lower ground floor communal open space where the bike store and bin store are located, hidden from the street view. Level 0 accommodates the bedroom, bathroom storage of the lower maisonnette and the access to the rear private amenity space



Level 1 is the main entrance level as it is with the other terraces. Level 1 accommodates the kitchen/living/dining area of the lower maisonnette and the entrance to the top maisonnette

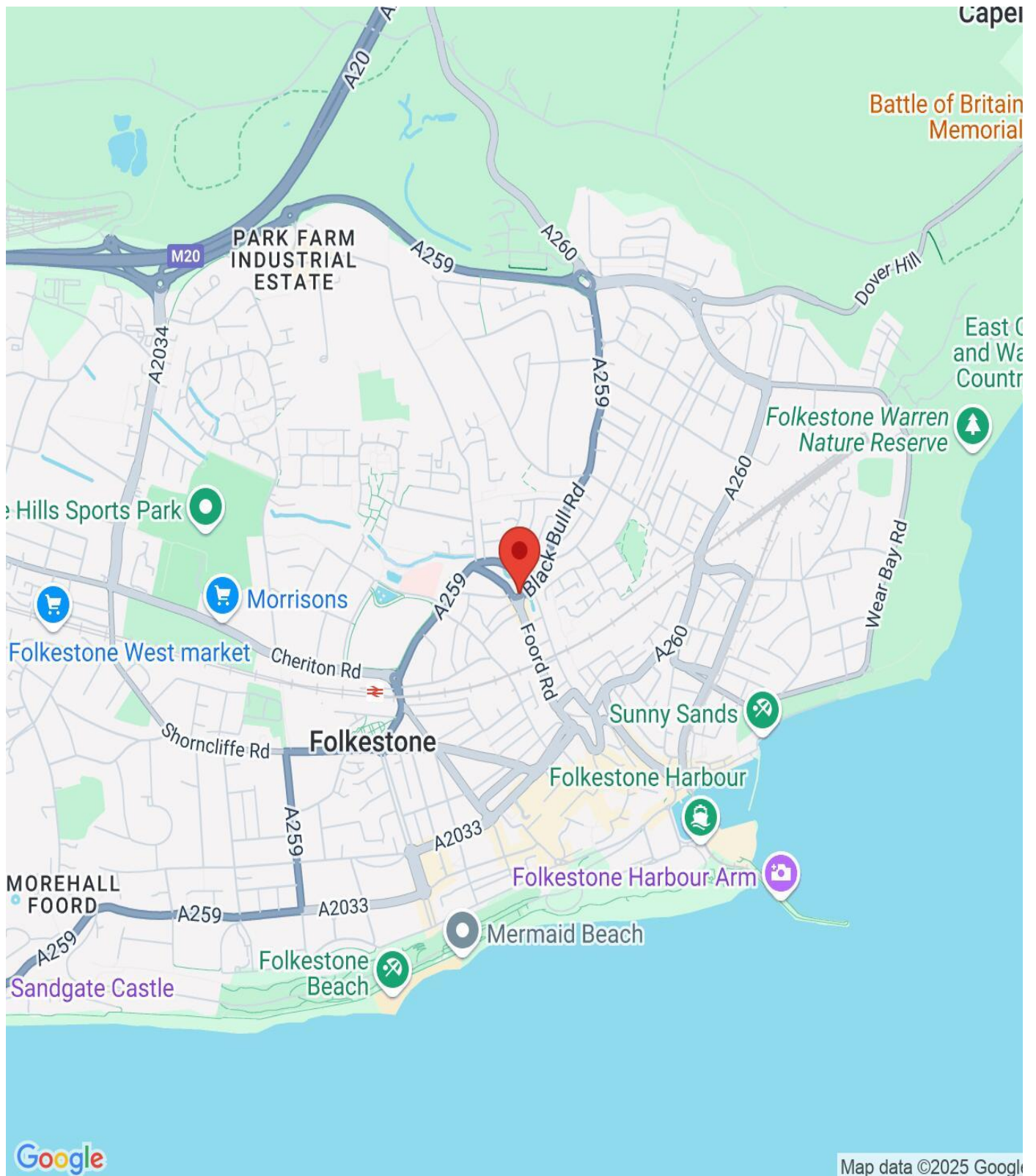


Level 2 accommodates the bedroom, storage and bathroom for the upper maisonnette



Level 3 is the result of the existing pitched roofs and careful adjustments of the internal levels to allow for a meaningful use of the roof space as the kitchen/living/dining space of the upper maisonnette. The planning officer recommended a window at the side wall to enhance the outlook from this space.





#### 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.