

Fantastic residential development site with detailed planning permission for 19 no. 4 & 5 bed houses

Offers invited on an unconditional (subject to contract only) basis only



For Illustrative Purposes Only



Land to the Rear of

Royal Victoria Hospital
Radnor Park Avenue
Folkestone, CT19 5BN

OIRO £2,850,000

For Sale

Location

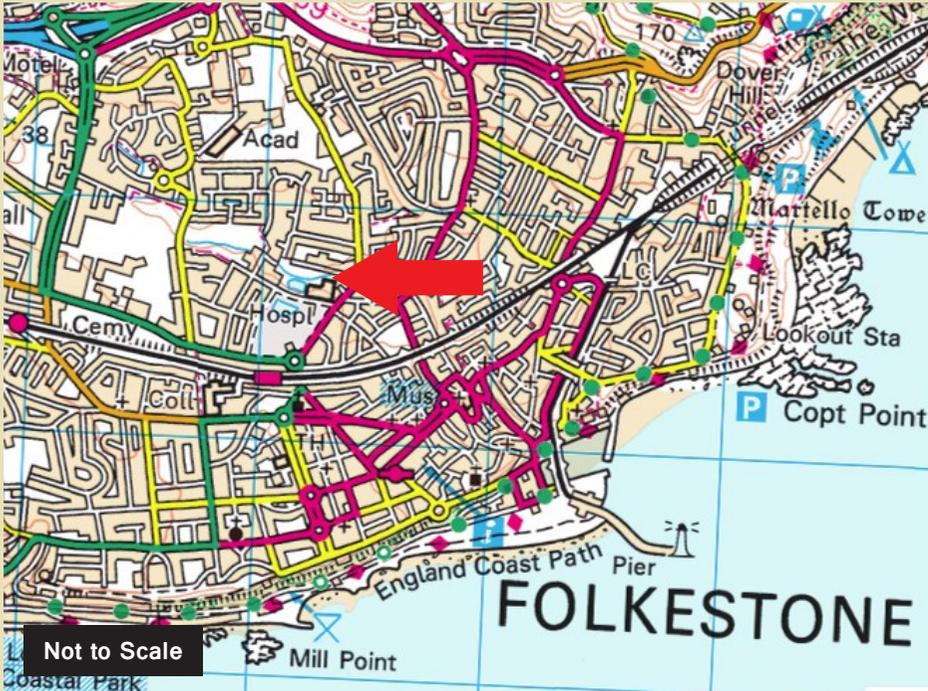
The site in the popular Radnor Park area of Folkestone opposite the large area of recreation space with its attractive lake and café. It is approximately 0.75 miles north of Folkestone Town Centre which offers a good range of local shops and services. Folkestone Central railway station is 0.5 miles to the south and provides regular High Speed rail services to London St Pancras with a journey time of around an hour.

Junction 13 of the M20 is 1.5 miles to the north and junction 3 of the M25 is approximately 45 minutes by car to the west. The Eurotunnel Terminal is just outside the town and offers regular Shuttle services to Calais.

Site Description

The site is located to the rear of the former Royal Victoria Hospital and area for the proposed development extends to c. 0.42 ha (c. 1.04 acres) in size. The site gently slopes and is generally regular in shape. The main part of site is at a higher level than the surrounding land to the north and west and at a lower level than land to the south. The rear part of the site is not proposed for development and comprises a tract of scrub land that slopes down to Pent Stream. The former hospital buildings to the front are undergoing conversion to residential apartments along with some new build blocks. It is understood the majority of these will be private rental along with the necessary affordable tenure units.

For the whole site. Vehicular access road is from Radnor Park Road.



Planning and Proposed Scheme

Folkestone & Hythe District Council granted Planning Permission on the 12th November 2020 under planning reference 20/0532/FH for Residential Development at Royal Victoria Hospital site consisting of 19 no. 4 & 5 bed houses and 19 no. 1 & 2 bed apartments including associated external works.

The apartment element of the scheme is already under construction and is not included in the sale. The 19 no. houses have been designed by Hollaway architects and are laid out in crescent around a private gated access road. The scheme comprises 10 no. 4 beds, 6 no. 5 beds and 3 no. 4/5 beds. All of the units provide accommodation over the ground and three upper floors with the ground floors dedicated to an open plan kitchen/dining/ lounge area. Several of the units provide bonus rooms on the third floor that could be bedroom space or for some other use.

Proposed Schedule of Accommodation

No. of Units	House Type	Beds	m2	Sqft
4	1	4	168	1,808
3	2	4	150	1,614
3	2	4	150	1,614
3	3	4/5	134	1,442
4	4	5	170	1,829
2	5	5	214	2,303

Externally each unit provides 1 no. parking space to the front and a private rear garden to the rear. In addition there are 2 no. visitor parking spaces. The site is at a higher level compared to the surrounding land and there are several retaining walls proposed to the northern, southern and western boundaries. The land to the south is at a lower level and it is understood the retaining wall along this boundary will be constructed as part of works to the front already underway.

It is anticipated that the access road will be built to an adoptable standard, but will remain in the private ownership of the site. Vehicular access across the access road will be dedicated to the proposed new houses, but pedestrian rights of access are required for some of the surrounding properties.

Proposed Site Layout Plan

retaining walls along boundary to finish circa 300mm higher than finished garden level - suitable to take post fix fence or similar on top

shared surface scheme with flush edges between finishes to allow vehicle overrun

swale area 1 with planting

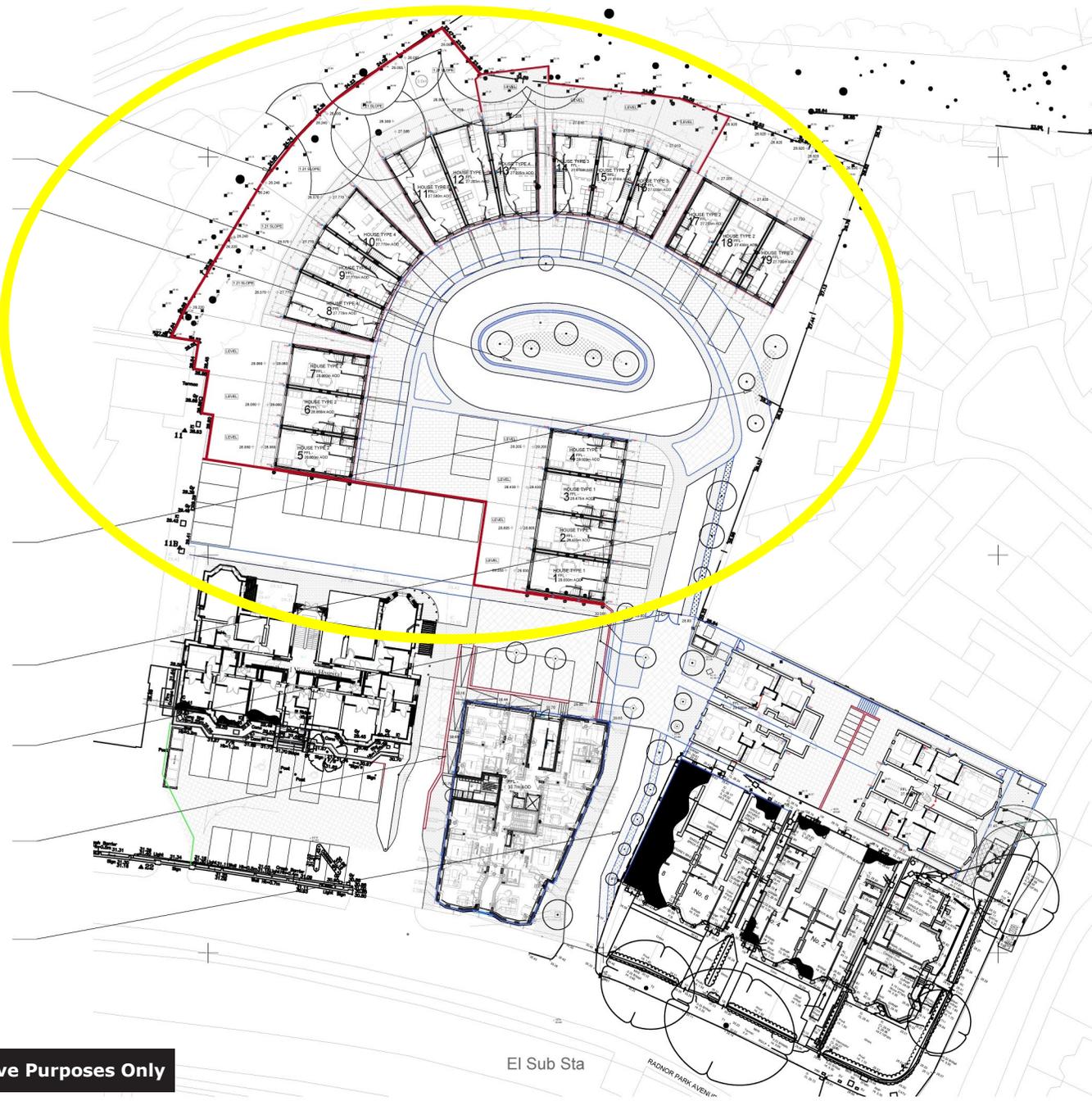
swale area 2 with planting

shared surface scheme with flush edges between finishes to allow vehicle overrun

gated entrance to crescent

raised pedestrian kerb to approach road only

raised pedestrian kerb to approach road only



-  timber decking
-  standard garden paving
-  Tobermore Fusion Range - type A - spec from range tbc
-  Tobermore Fusion Range - type B - spec from range tbc
-  Tobermore Fusion Range - type C - spec from range tbc
-  standard tarmac
-  ornamental planting
-  retaining walls to engineers details
-  architect's setting-out

00	For Comments	24.02.21	MP
01	For Comments	15.03.21	MP
02	Minor Update	19.03.21	MP
03	Geometry Update	09.04.21	MP
04	Level notes updated	12.04.21	MP
05	Further update to front	12.04.21	MP
06	Levels to rear BA update	17.05.21	MP

Hollaway

London | 100 Avenue Road | London | W1D 7NS
 020 7324 3300 | hollaway@hollaway.co.uk | www.hollaway.co.uk
 Park | The Terrace | Brighton | BN1 1RH | 01273 512111 | hollaway@hollaway.co.uk | www.hollaway.co.uk

Project | Royal Victoria Hospital

Client | RWH Polesworth Ltd

Title | Site Plan

Status | FOR COMMENT

Scale: 1:250 Date | 04.02.21 Drawn | MP C34-10 MP

Project Number | 18.140 Drawing Number | 110 Revision | 06

For Illustrative Purposes Only

SITE PLAN @ 1:250

El Sub Sta

RADNOR PARK AVENUE

Additional Land

The tract of scrub land to the rear of the site will be transferred to the purchaser. Although this is unlikely to offer any development potential it is considered that it may be of interest to one or several of the ultimate home owners for use as amenity land.

Section 106 Agreement/Community Infrastructure Levy (CIL)

It is understood that all the Section 106 Contributions have been paid and all the affordable housing is being provided within the apartment schemes already under construction. It is also understood that the site will not attract CIL as there is a large element of under utilised relief at the site. Full details can be provided upon request.

Works Already Completed or Paid For

- All Pre-commencement planning conditions have been discharged.
- The site has been fully demolished and remediated.
- The central retaining wall behind the new parking spaces for the apartments to the front will be constructed by the vendor.
- Building Control and the Structural Design & Calculations have been paid for and are complete.
- The piling design & calculations have been paid for.
- Load & Point calculations for the timber frames is paid for and complete.

Essentially, it is understood that everything is ready for construction to commence.

Further Information

The planning documentation, site plans, floor plans, elevation drawings as well as a range of technical reports are available to download from our website at www.rpclanglandandnewhomes.co.uk.

Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

Services

New connection fees for Electricity (UKPN), Water (Affinity) and Gas (SGn) are all paid. They are all either laid or ducting laid ready, to the boundary of the housing site. It is proposed that the development will connect to an existing foul sewer at the rear of the site. Full details can be provided upon request and it is recommended that interested parties make their own enquiries to ensure the availability and sufficient capacity at the site in order to service and drain the proposed development.

VAT

It is understood that VAT will not be applied to this transaction.

Viewing Arrangements

The site is set behind the former Royal Victoria Hospital buildings and is very secluded and private. It cannot be seen from the public highway. Should you require a detailed inspection of the site, prior arrangement will need to be made through the agent. Please contact Graeme Dowd on 07904 372142.

Offers

Unconditional (subject to contract only) offers are invited for the freehold by way of informal tender.

All offers must be made in writing and received on **Friday 24th June 2021**. Offers are sought in the region of £2,850,000 .

All bids must be accompanied with evidence of funding and details of any on-site due diligence that will be required prior to an exchange of contracts.

The vendor is not obligated to accept the highest or any bid made.

Agents Details

For further information please contact the agents:

Graeme Dowd

RPC Land & New Homes	Tel:	01634 835900
155 High Street	Mob:	07904 372142
Rochester	Email:	g.dowd@rpcland.co.uk
Kent, ME1 1EL		

www.rpclandandnewhomes.co.uk



Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of all relevant Consumer Protection Regulations but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.