

Amazing Elevated Residential Development Site with far reaching views over the English Channel



Located in the sought after seaside village of Sandgate this site is offered with the benefit of detailed planning permission for 4 no. attractive 4/5 bedroom detached houses of a contemporary vernacular that take full advantage sea views



For Illustrative Purposes Only



Hillboro

OIRO £2,500,000

Sunnyside Road
Sandgate
Folkestone, CT20 3DR

For Sale





Panoramic Photographs taken on site in July 2022 from the lawn of Hillboro and the Tennis Court

Location

Located in the affluent village of Sandgate known colloquially as the Kent Riviera, it is well known for its colourful houses, golden beaches and seafront bars.

The site is located on Sunnyside Road on the hillside overlooking the English Channel. Sandgate village centre is approximately half a mile to the east and the seafront and beach at the bottom of the hill under 300 metres away.

Sandgate provides a range of local shops, bar, restaurants and other services. Further independent retailers and a large Waitrose supermarket, can be found in Hythe around two miles to the west.

Folkestone West railway station is around one mile to the north west where high speed services to London St Pancras International are available with an average journey time of approximately one hour. Junction 12 of the M20 motorway is around two miles to the north and the M25 is around 50 miles to the west.

Site Description

The site extends to approximately 0.44 ha (c. 1.08 acres) and rises from Sunnyside Road to a plateau which then rises again to the rear. The site comprises the property 'Hillbroro' and its large garden to the south and the west as well as a tennis court that was formerly part of the neighbouring property 'Wellington'. All the existing structures on the site will need to be demolished to make way for the new development.

The site is bounded to the east and west by neighbouring properties. To the south is Sunnyside Road which is privately owned and beyond the property 'Channel View' only serves the development site and the property 'Wellington'. To the north the property abuts the highway at The Corniche, making it possible to potentially crane materials onto the site during the build phase.

Planning and Proposed Scheme

Folkestone & Hythe District Council granted detailed planning permission on the 26th May 2022 under reference 21/2369/FH for 4 no. new detached 4/5 bedroom dwellings following the demolition of Hillsboro. All the new units are proposed to be accessed by way of a new shared private drive from Sunnyside Road, with a shared rear pedestrian access to The Corniche. The Decision Notice contains 17 no. conditions none of which are considered unusual for a scheme if this nature is the location.

The properties have been designed by renowned local architectural practice 'Holloway' and are very contemporary in design taking advantage of the views with large decks and windows. All the units provide integral double garages and Sedum flat roofs.

Plots 1 & 2 extend to 253 m² (c. 2,723 sqft) and 254 m² (c. 2,733 sqft) in size respectively. On the ground floor there are a 2 no. double bedrooms each with ensembles as well as a cloakroom and large utility room. The first floor provides an open plan kitchen, breakfast, dining area with separate pantry, cloakroom and a large walk out balcony. There are two further double bedrooms each with ensembles on this floor. On the third floor there is a study/fifth bedroom.

Plot 3 & 4 extend to 373 m² (c. 4,014 sqft) and 411 m² (4,422 sqft) in size respectively. On the ground floor is 1 no. double bedroom with ensuite, a gym, wine store, utility room, shower room and separate cloakroom. Plot 4 also has the addition of a sauna and cinema room. The first floor provides an open plan kitchen, breakfast, dining area with separate pantry and cloakroom as well as a large walk out balcony along with a separate snug. On this floor there are a further 3 no. double bedrooms each with ensembles as well as a large walk-in wardrobe to the master bedroom. On the third floor there is a study/fifth bedroom.

Externally all the plots have additional private driveway parking. Plots 1, 2 & 3 have relatively small private rear gardens and Plot 4 has a large area of private garden to both the front and rear.



Further Information

Full site details and a comprehensive planning pack are available to freely download from the site data room on our website at www.rpclangandnewhomes.co.uk.

Community Infrastructure Levy

The CIL Liability Notice indicates the proposed scheme has a GIA of 1,293 m² and the existing property extends to 244 m² leading to a net gain of 1,049 m².

The site is located in a chargeable area and in May 2022 Folkestone & Hythe District Council indicated schemes in the area attract a charge of £117.73 per m² leading to a Community Infrastructure Levy charge for this development of **£123,498.77**.

Tenure

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

Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities 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 property and site is occupied by tenants and it is requested that no unannounced visits are undertaken. Should you wish to undertake a detailed inspection of the site, prior arrangement will need to be made through the agent. Please contact Graeme Dowd on 07904 372142 to make the necessary arrangements.

Offers

Offers are sought by way of an Informal Tender on an unconditional (STC) basis only for the freehold.

Only offers in writing will be considered and all offers **MUST** include details of any on site due diligence that will be required prior to an exchange of contracts and **MUST** include evidence to demonstrate that funds are available to complete the transaction.

The closing date for offers is **12 noon on Friday 30th September 2022**.

As a Regulated Industry under Anti-Money Laundering Regulations RPC Land & New Homes will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued to the preferred bidder.

The vendor reserves the right to accept an offer at any time bringing the informal tender to a close.

The vendor 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.

