



On the instructions of Kent County Council



c. 0.9 ha (c. 2.2 acre) site with a 35 unit indicative layout
Unconditional (STC) or Conditional (STPP) offers invited



Former Highview School Site

Moat Farm Road
Folkestone
Kent, CT19 5DJ

For Sale

Location

The site is located at the end of a cul-de-sac approximately 1 mile north of Folkestone town centre which provides a wide range of shops, services and leisure facilities.

Folkestone Central station is around 0.8 miles to the south west and provides services to London Charing Cross with a journey time of around 1 hour 50 minutes and high speed services to London St Pancras with a journey time of just over 1 hour.

Junction 13 of the M20 motorway is around 1.4 miles to the north.



Site Description

The site extends to c. 0.9 ha (c. 2.2 acres) in size, is irregular in shape and slopes upwards from west to east. Formerly a school it has recently been vacated. Current development at the site comprises a main brick built two storey buildings and several single storey detached classrooms with hard standing and a small playing field. There are several trees at the site but the majority are located at or near to the site boundaries. The site is in a predominantly residential area and there is a public footpath running along the southern boundary providing a pedestrian link to Park Farm Road.

Proposed Scheme and Planning

Kent County Council has instructed Guy Holloway Architects to prepare a site layout concept plan for the site and this shows capacity for c. 35 dwellings. A topographical survey has recently been undertaken which will be used to refine this plan prior to seeking formal pre-app advice from Shepway District Council in respect of the site's redevelopment.

Linking with the Seabrook Road, Hythe site

RPC is marketing the Seabrook Road site in Hythe in parallel which could accommodate c. 125 units. It is considered that potential exists to link the Moat View Road site with the Seabrook Road site in order to accommodate some of the affordable housing the redevelopment of the Seabrook Road site will need to provide. This is subject to all necessary approvals being obtained, but historically, Shepway District Council have accepted this approach at other local sites.

Further Information

Further information is available to download from our website at **www.rpclandandnewhomes.co.uk**.

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 availability and sufficient capacity at the site in order to service the proposed development.

VAT

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

Viewing Arrangements

The site can be viewed from the public highway in daylight hours. Should you require a more detailed inspection of the site or the existing property, prior arrangement will need to be made through the agent.

Offers

Offers are sought on both an Unconditional (subject to contract) and Conditional (subject to planning) basis for the freehold by way of informal tender.

All offers must be made in writing to be received on or before **12 noon on Friday 16th September 2016**.

Unconditional (subject to contract) offers must be accompanied with evidence of funding and details of any on-site due diligence that will be required prior to an exchange of unconditional contracts.

Conditional (subject to planning) bids must be accompanied by the following:

- a detailed development proposal (with plans if available)
- details of the planning strategy
- details of any on-site due diligence required prior to an exchange of conditional contracts
- an indication of the proposed contract timescales
- confirmation of the funding arrangements and any internal approval procedure required prior to an exchange of contract

Bids that do not provide this information are unlikely to be considered favourably.

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

Agents Details

For further information please contact the agents:

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