39 Bouverie Square, Folkestone CT20 1BA

Freehold development & investment opportunity with planning permission to create 8 micro-apartments

- Permission granted for the change of use to provide 8 micro-apartments of approximately 2,370ft^2
- Located in Folkestone
- Freehold
- Offers in excess of £300,000

Description

The existing site comprises a mid-terrace town house set out over lower ground to third storey level, which has been most recently utilised by a commercial business (use class B1a) . Planning permission has now been granted under permitted development for the change of use to create 8 micro-apartments.

Location

The site is located in Folkestone on the South Coast. The CT20 postcode is the most desirable in Folkstone and the nearby seaside town of Sandgate in becoming increasingly fashionable. The Bouverie Place Shopping Centre and an ASDA Supercentre are just round the corner and the beautiful coast is on the doorstep (0.1 miles).

The selection of grammar schools in Folkestone draw families to the area, including The Harvey Grammar School and The Folkestone School for Girls, both a mile away.

Highfield

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Investments

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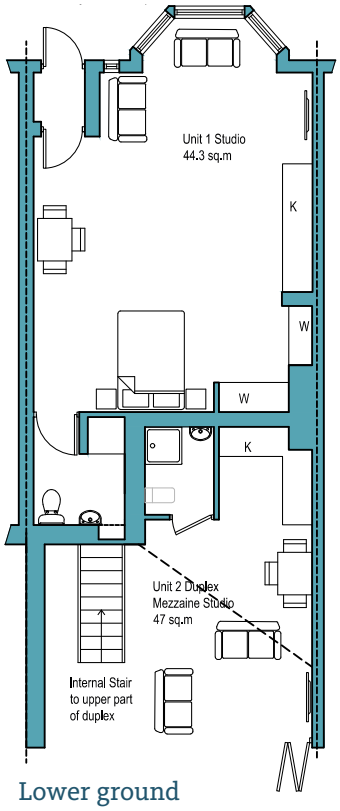
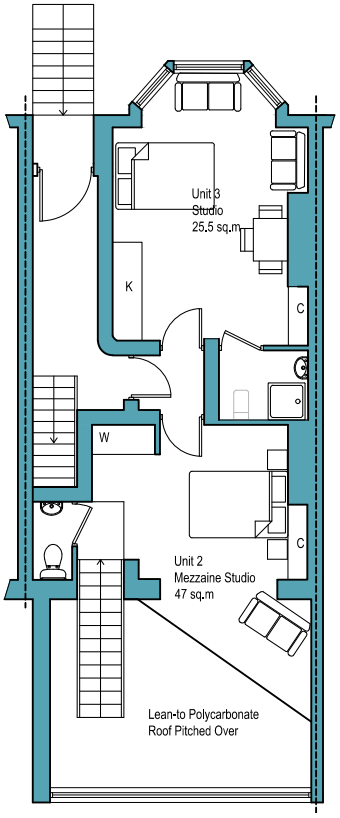
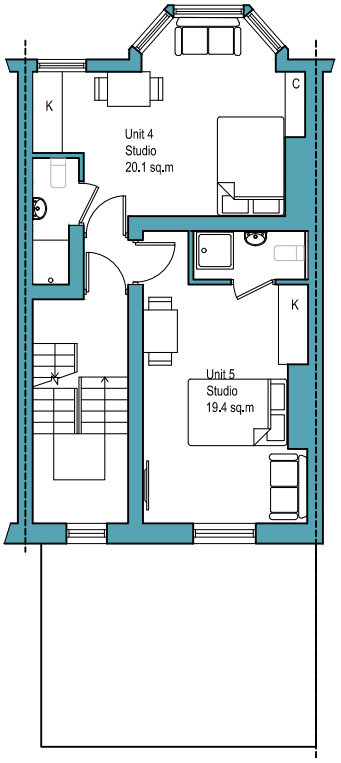
Floor plans



Lower ground

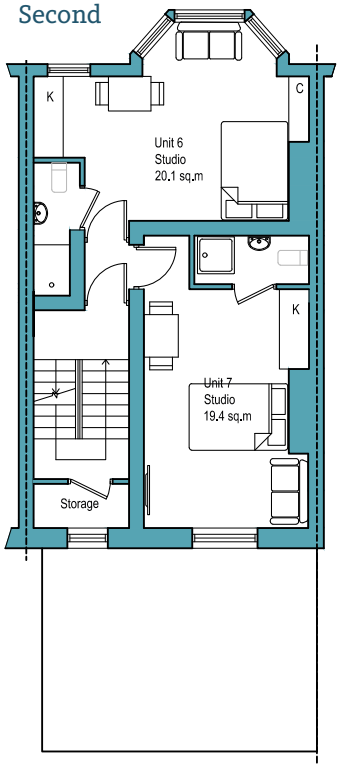


Ground

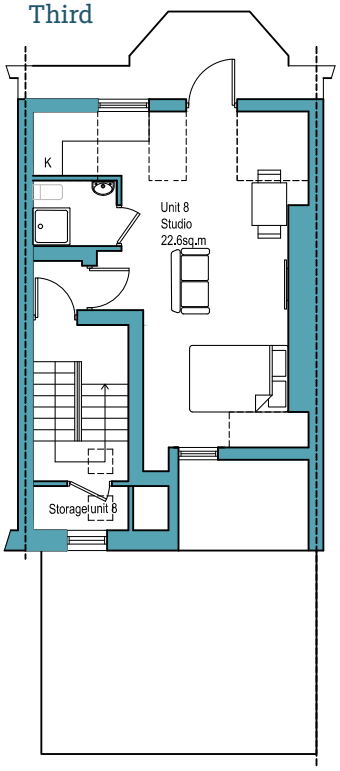


First

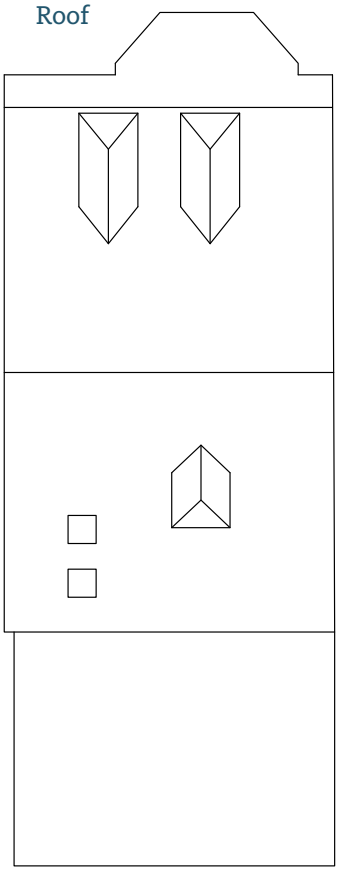
Second



Third



Roof



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Schedule

Unit	Storey	Type	GIA (M²)	GIA (FT²)	£/FT²	Rental value p/a
1	LG	Studio	44.3	477	13	£6,240
2	LG - GF	Mezzanine Studio	47	506	13	£6,720
3	GF	Studio	25.5	274	22	£6,000
4	1F	Studio	20.1	216	27	£5,760
5	1F	Studio	19.4	209	28	£5,760
6	2F	Studio	20.1	216	27	£5,760
7	2F	Studio	19.4	209	28	£5,760
8	3F	Studio	24.4	263	23	£6,000
		Total	220.2	2,370	£22	£48,000

* Local Housing Allowance – Minimum Rent £pw - £69.04 to Maximum Rent £pw - £166.85

Transport
The Channel Tunnel is located nearby. Folkestone Central Station is just under a mile away with high-speed trains into St Pancras taking 55 minutes. There are slower trains into Charing Cross taking 1 hour 49 minutes.

Planning permission
The site was granted planning permission on the 5th February 2018 under application number Y17/0029/PA permitted development for change of use of a building use class B1a and any land within it's curtilage, to provide 8 micro-apartments.

Viewings
Please contact sole agents Highfield Investments to arrange access.

Additional Information
Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

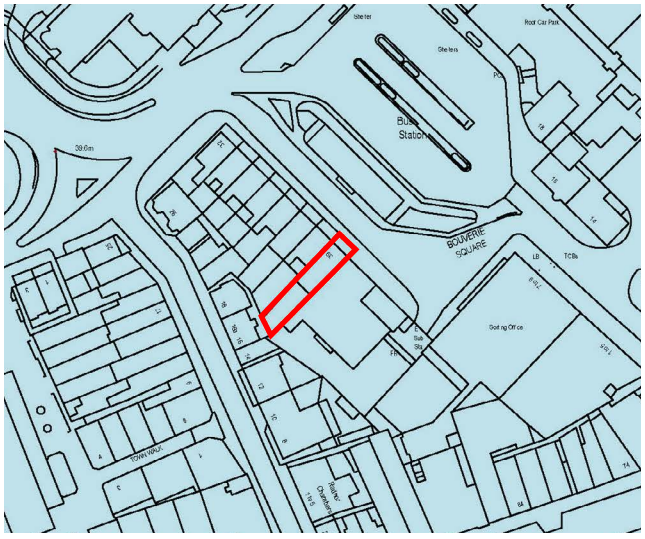
Financial Contributions
We understand that there are no financial contributions on the property.

VAT
We understand that VAT is not applicable.

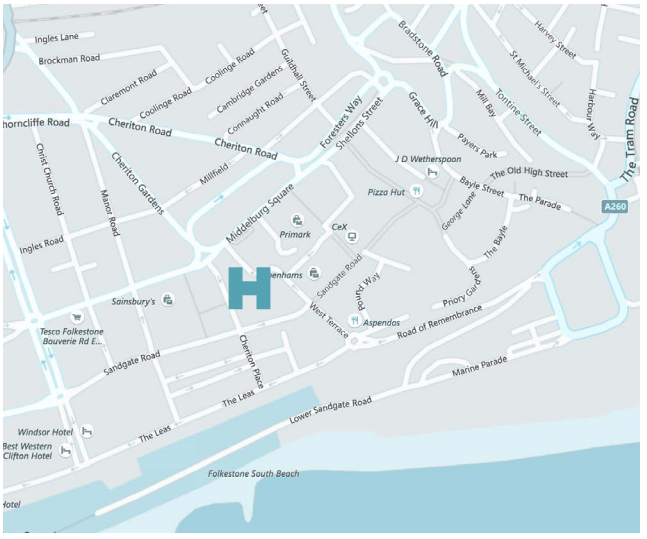
Tenure
Freehold.

Terms
We are inviting offers in excess of £300,000 for the freehold interest.

Site plan



Location Map



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