

Leas Pavilion

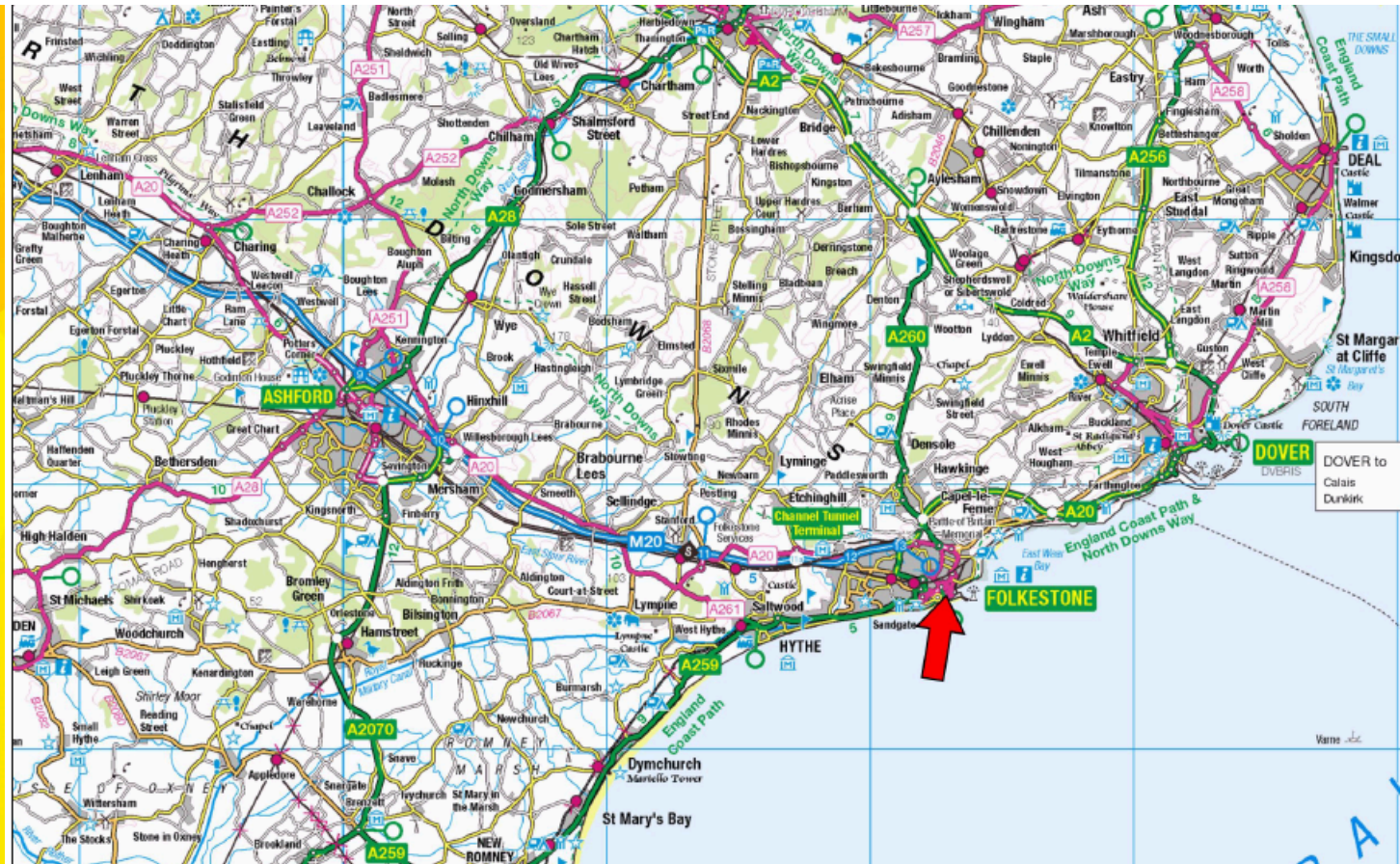
Folkestone, Kent, CT20 2DZ

Freehold Part Built Development For Sale on Behalf of Joint Fixed Charge Receivers - POA



KEY HIGHLIGHTS

- Freehold sale on behalf of joint fixed charge receivers
- Situated on Folkestone seafront in an elevated clifftop sea facing position.
- Planning permission and listed building consent has been granted for the redevelopment of the pavilion which will include a new build element of 91 residential flats, a residents' gym and a large communal area. (Ref: 20/0579/FH)
- Substantial number of apartments have been forward sold
- Original contractor is willing to continue the build
- The current scheme is not subject to Building Safety Act regulations
- Potential for alternative schemes
- The site area extends to approximately 0.6 acres (0.24 hectares).
- Unconditional offers sought for the freehold interest.



LOCATION

The property is located in Folkestone, a port town in Kent, situated on the southern edge of the North Downs. Folkestone is approximately 8 miles west of Dover, 15.5 miles south of Ashford, 34 miles south of Maidstone and 70 miles south of Central London.

The area benefits from very good accessibility and transport links with the M20 situated 2 miles to the north, which links Folkestone to Ashford, the M25, and onto the national motorway network. Folkestone Central Train Station is located 0.5 miles to the north and provides direct services to London Charing Cross via Tonbridge (in approximately 1hr 25 minutes) and to Ramsgate (in approximately 50 minutes).

Folkestone provides a range of amenities, with a traditional High Street offering various local and national retailers, numerous public houses and other amenities. Folkestone also provides a reasonable range of schools in both the public and private sector and, more recently has become popular for its art scene which has seen some renewed investment in the Town Centre.

DESCRIPTION

The property comprises a Grade II listed, former dilapidated Edwardian pavilion on Folkestone's seafront occupying a direct sea facing elevation position. The pavilion had a long history having first opened in 1902 as a tearoom for the Edwardian aristocracy which later became a theatre, café and nightclub.

Construction works have begun on the site, with the Leas pavilion at lower ground floor level, having been partially removed for restoration at a later date. Groundworks have taken place on the site and the central lift/stairwell cores have been put in place. The site is broadly rectangular in shape and of a flat topography.

The site extends to approximately 0.6 acres (0.2 hectares)

LEAS PAVILION
The Leas
Folkestone CT20 2XG



TENURE

The Property is to be sold with vacant possession. The freehold interest of the Property is registered at the Land Registry under title number TT124667.

SERVICES

We have been advised that mains water, electricity, gas and drainage are available to the site. These have not been tested by the agent. It is recommended that purchasers and their advisers make the necessary enquiries for verification.



PROPOSED DEVELOPMENT

The Property was granted full planning permission “for the restoration of Leas Pavilion, including external and internal alterations in connection with the use of the building for ancillary residential use (Class C3, and flexible use for community access/ assembly and leisure (Class D2), together with the construction of a nine storey residential apartment block (5 full storeys, with setbacks to the upper four storeys) and associated cycle and refuse storage, landscaping, with parking provided to either side of the Leas Pavilion at half-basement and lower ground floor levels, accessed from Longford and Longford way”

The proposals are for 91 luxury flats across nine storeys, with all units benefiting from panoramic sea views. The existing Edwardian Leas Pavilion is to be retained and restored to provide communal space at lower ground floor level. The scheme will also benefit from 62 underground car parking spaces.

We would comment that a substantial number of flats have been exchanged. Further information can be provided if requested. **We have also been informed the original tier 1 contractor is willing to remain in place under a JCT contract.**

We have provided a summary of the accommodation alongside. The property would also be suited to other potential uses such as later living / retirement.

PLANNING & DESIGNATIONS

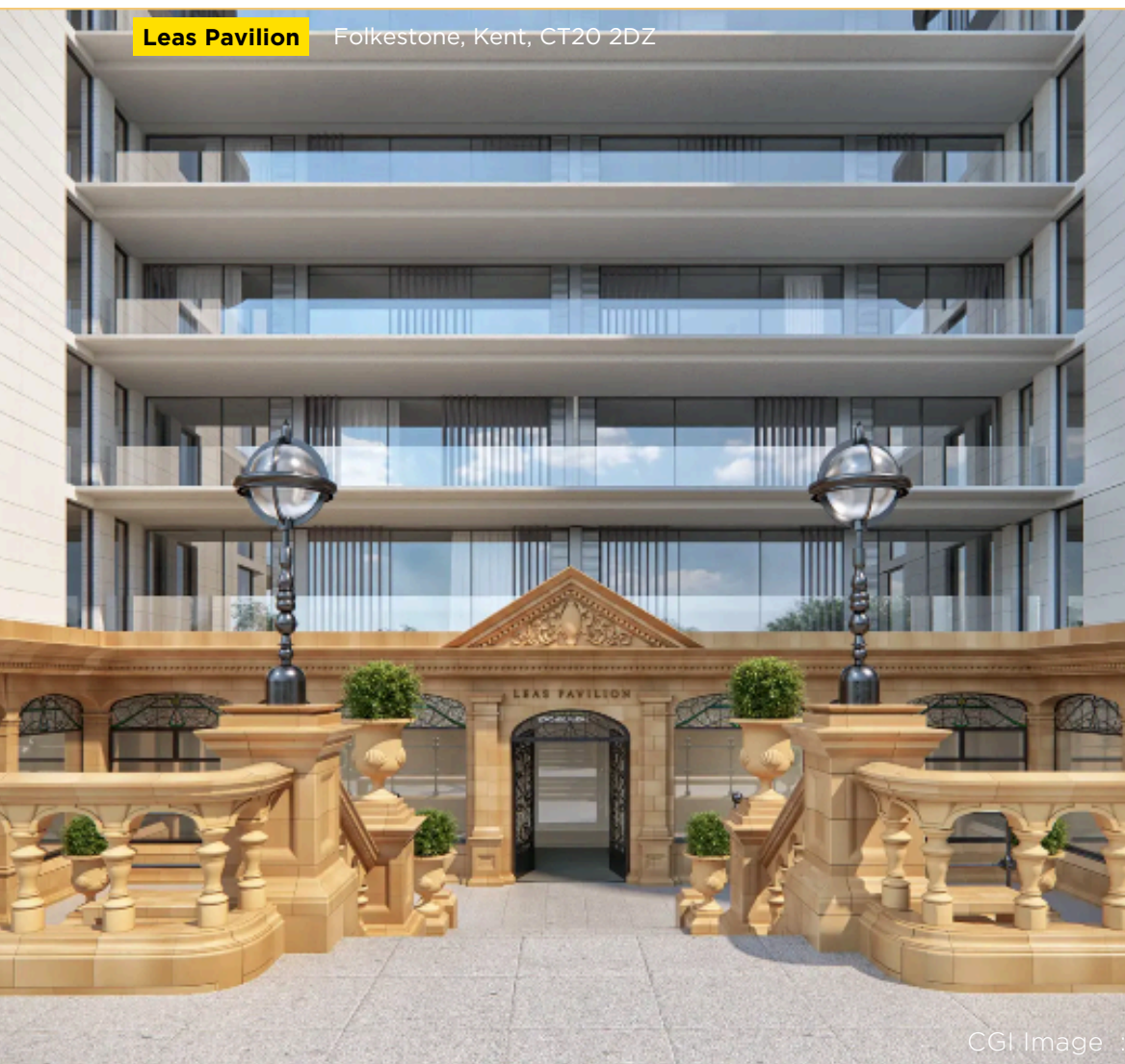
The property is located within Folkestone and Hythe District Council. Planning in the local area is governed by the Adopted Development Plan Core Strategy 2013 and Kent Minerals and Waste Local Plan 2013-2020. The property is Grade II listed and is located within the Folkestone Conservation Area. The property is situated wholly within Flood Zone 1 (low probability of flooding). We understand that the Leas is a publicly adopted highway and that full rights of access are available to the property from the public highway. We can confirm from Building Control that the property is exempt from new Building Safety Act regulations and does not require Gateway approval.

Floor 1	3 x 1 bed apartments 10 x 2 bed apartments
Floor 2	3 x 1 bed apartments 9 x 2 bed apartments 1 x 3 bed apartments
Floor 3	3 x 1 bed apartments 9 x 2 bed apartments 1 x 3 bed apartments
Floor 4	3 x 1 bed apartments 9 x 2 bed apartments 1 x 3 bed apartments
Floor 5	3 x 1 bed apartments 9 x 2 bed apartments 1 x 3 bed apartments
Floor 6	7 x 2 bed apartments 2 x 3 bed apartments
Floor 7	9 x 1 bed apartments
Floor 8	1 x 1 bed apartment 2 x 2 bed apartments 3 x 3 bed apartments
Floor 9	1 x 2 bed apartments 1 x 3 bed apartments

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CGI Image

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LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking to cover the seller's reasonable costs in the event that the buyer withdraws from the transaction following agreement of heads of terms and expense has been incurred in preparing and finalising the legal pack.

VIEWINGS & DATA ROOM

The site can be viewed from The Leas Road or from Longford Terrace.

Data room access is available on request from the agents.

METHOD OF SALE

The property is being marketed for sale by Private Treaty.

Please note that the vendor reserves the right not to accept the highest, or indeed any offer.

Please contact the sole selling agents Savills for any further information.

CONTACT

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