

Garages to the rear of 33 Julian Road, Folkestone, Kent, CT19 5HW

Offers in the region of: £525,000



- Sought After Location
- Close To Mainline Railway Station
- Approved Planning
- EPC - Exempt

Reeds Rains are delighted to bring to the market this superb opportunity to purchase a block of garages with APPROVED PLANNING PERMISSION for 2 new build semi-detached houses. The site is well located on the corner of Julian Road and Radnor Park Avenue within walking distance of Folkestone's mainline railway station which provides fast links to London in under one hour. Opposite, there is Folkestone sports centre and within walking distance is a large Morrisons supermarket. Folkestone town centre and harbour is only a 10 to 15 minute walk away from the site.

Location:

This site is ideally suited for the local transport and popular schools. Folkestone Central Train Station is under half a mile away and can be accessed by foot or by car. The Harvey Grammar School for boys and Folkestone School for Girls is nearby. The popular Leas Promenade is within two miles from the property. Also less than a mile and a half away is Folkestone Town Centre with its local restaurants, shops and supermarkets. Folkestone is a port located on the English Channel in Kent. The town is located at the eastern end of the M20 and provides fast access to Ashford, Maidstone, London and also to the M25. The A20 is motorway-standard to Dover. Folkestone also marks the eastern end of the A259 with access to Hastings, Eastbourne and beyond. To the north, roads connect Folkestone to Canterbury and nearby villages.

Planning Permission:

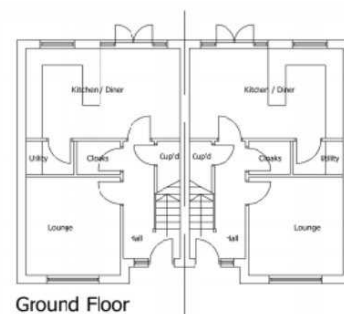
The property was approved planning on 23rd February 2023 for the demolition of existing 3 bay garage block and erection of 2 x 3 bed semi detached houses with off road parking and gardens. Full information on this can be found on Folkestone and Hythe planning portal under reference 22/1701/FH.

Exchange:

It would be expected that an exchange of contracts takes place within 28 days of offer acceptance.

Council Tax Band: N/A

EPC Rating: Exempt



Plot 1

Plot 2

