



## VALEBROOK MEWS, BROADMEAD ROAD, FOLKESTONE

Motis Estates Chartered Surveyors in Folkestone are proud to bring to market a development opportunity to purchase a freehold block with a store on the ground floor and 2 x 1 Bedroom Flats with Additional Planning Potential.

**£299,000 Freehold**



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# **Valebrook Mews, Broadmead Road Folkestone CT19 5AN**

**2 Flats and Store , Y16/0828/SH , Mixed Use ,  
Close to Folkestone Central Station**

## **Description**

Motis Estates are proud to advertise a development opportunity to purchase a mixed use building of stores and 2 x 1 bedroom flats which has additional planning potential adjacent. The property is close to the Town Centre and has fantastic connections to local transport links, and Folkestone Central, taking you to London in less than an hour within a 5 minute walk.

Folkestone has a number of regeneration projects with the development of Folkestone Seafront with over 700 apartments and the town of Otterpool as a new Garden Town in the next 25 years. [www.folkestoneseafront.com](http://www.folkestoneseafront.com) and [www.otterpoolpark.org](http://www.otterpoolpark.org).

It was announced on 18/01/2023, that Folkestone and Hythe District Council have been awarded £19.7 million for a major overhaul of Folkestone's town centre to improve shopping areas, an upgraded bus station and a new public green space to encourage businesses and visitors into the area. The funding is for the three following projects:

1. Station Arrival and Town Centre Connections: This element of the project aims to improve the links from the railway station for pedestrians and cyclists to encourage use of active travel and public transport and to improve connections for visitors and residents alike.
2. Improved Gateway to the Town Centre and Bouverie Square: This component of the project will unlock transformational change around the town centre. The focus will be to reconfigure the main bus station in the town centre and implement changes to the legacy gyratory road system to the north. The money will enable a sustainable, attractive and welcoming gateway to be created for Folkestone town centre with a green park replacing the bus station in Bouverie Square. The exciting and ambitious project will see Shellons Street become two-way with bus stops and bays replacing the bus station. Better signage and obvious walking links will connect visitors to a greener, more vibrant Sandgate Road and Guildhall Street shopping area.
3. Folca, Sandgate Road and Town Centre Public Realm: This element of the project will refurbish the Folca building (the former Debenhams building) into a 'town lab' which will encourage and bring new and experimental uses into the town centre. The phased refurbishment of this building will bring a currently redundant building back into use in the town centre and reactivate this part of the high street. It will also improve the public realm on Sandgate Road to encourage footfall in this area of the town centre. The funding will also enable the second phase of Folca to be progressed by establishing new uses for the site, with an intended focus on public services, retail, leisure and business uses for the rejuvenated building.

The property is a mixed use property with stores which have the potential for development and a detached workshop which has been converted with 2 x 1 bedroom flats on the first and second floor and the remaining workshop on the ground as per planning Y16/0828/SH.

The workshop is in an average condition but has all new electrics and could be used as stores or an office after an initial fit out. The flats have been finished to a good standard and benefit from new UPVC Windows, Gas Central Heating Systems, and a full refurbishment.

Flat 1 is 45 sq m and Flat 2 is 59 sq m over two floors. Both have open plan living room/kitchens.

Stores 57.14 sq m 614.84 sq ft  
Unit A 70.65 sq m 760.24 sq ft  
Flat 1 45.00 sq m 484.20 sq ft  
Flat 2 59.00 sq m 634.84 sq ft  
Total 231.80 sq m 2494.12sq ft

Tenure: Freehold

Energy Performance Certificate: Flat 1 - EPC (C) - 73, Flat 2 - EPC (C) - 76

Services: Water, Drainage, Electricity

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone, 01303 212020 or [kris.foster@motis-estates.com](mailto:kris.foster@motis-estates.com) SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

**Tenure** Freehold

**Postcode** CT19 5AN

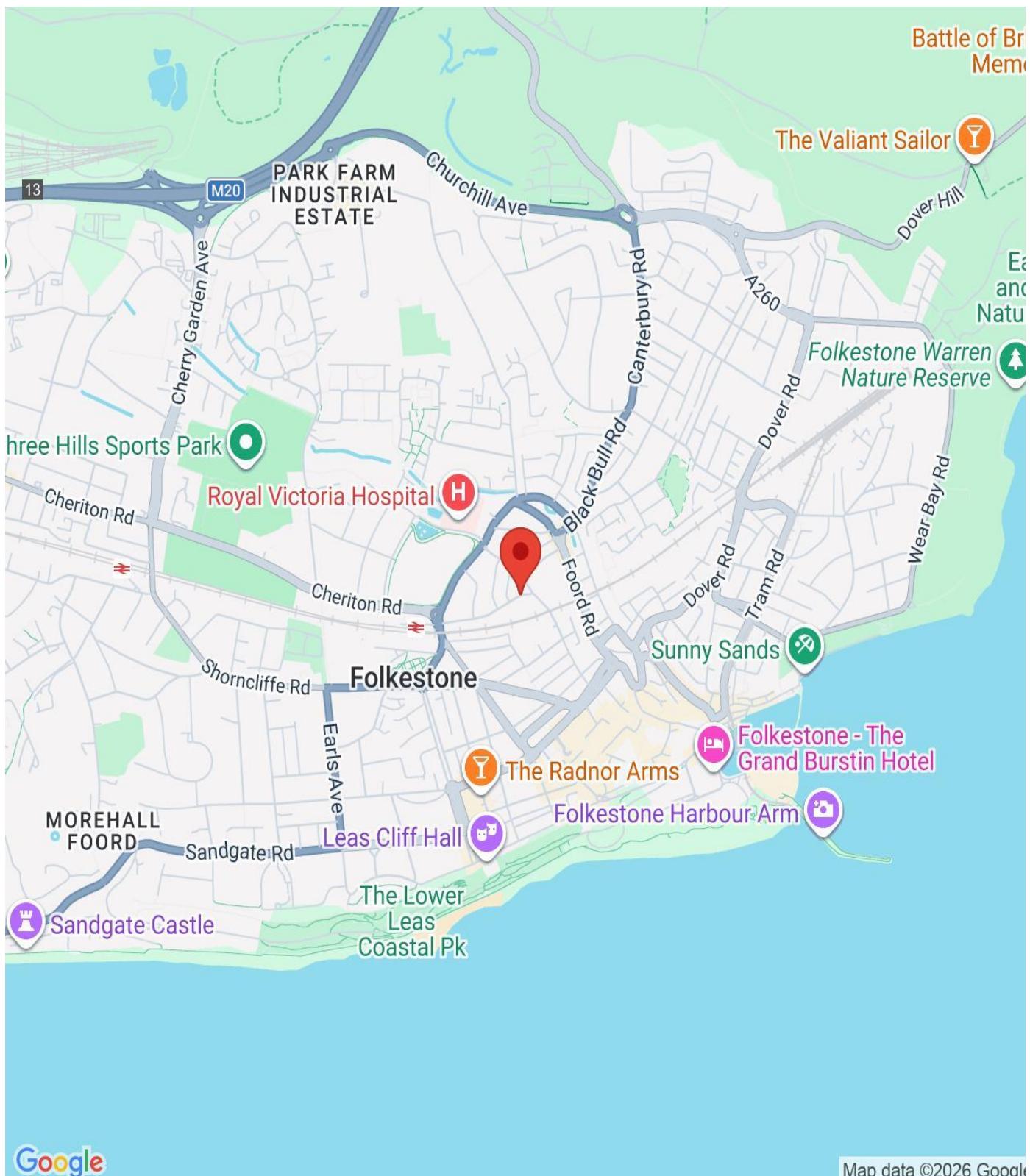
**Viewings** Strictly by appointment only -

Property Reference MOTIS\_008932









#### IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.