

November 2017  
Our Ref: PMA /LVG/SVDV



## **SUBJECT TO CONTRACT**

### **By Email only**

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Dear Applicant,

### **Royal Victoria Hospital, Radnor Park Avenue, Folkestone CT19 5BN**

We are pleased to set out below further details of this potential residential development opportunity in Folkestone.

### **Background**

Our client, Kent County Council is looking to identify a potential purchaser for the above site on a subject to planning or unconditional basis for a scheme of residential development.

### **The Site**

The Royal Victoria Hospital is located on the outskirts Folkestone Town Centre approximately 0.4 miles north of the town centre and 0.4 miles to the north east of Folkestone Central Railway Station.

National mainline railway services are available at Folkestone Central with direct services to London. High Speed Rail link services to St Pancras (54 minutes) and a regular service to Charing Cross (1 hour 39 mins).

The Site benefits from good transport links with junction 13 of the M20 motorway approximately 1.1 mile to the north west.

The site can be accessed via Radnor Park Avenue.

Folkestone is a port town and benefits from a full range of amenities including hotels, restaurants and performance venues. Major retail facilities in the town include the Bouverie Place Shopping Centre and the West Park Farm Retail Park.

### **Planning**

Shepway District Council produced a Authority Monitoring Report in 2015 that stated that they have a 5 year supply in place, the Royal Victoria Hospital Site was included in this, delivering 16 houses in the 2017/18 and 20 houses in 2018/19 (pending granted permission).

The Submission Draft Places and Policies Local Plan was approved by Cabinet in July 2017. Policy UA8 refers to Royal Victoria Hospital, its allocation and its estimated dwellings.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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The council adopted CIL in August 2016 and have identified a provision of affordable housing in all types of residential development including specialised housing under the Core Strategy (2013).

Shepway District Council are in the process of preparing a new Local Plan for the district. The Local Plan is expected to be adopted in Summer 2020. The Core Strategy is the overarching planning policy for the district from 2013 to 2031.

There is an outstanding planning application ref (Y12/0980/SH). The vendor may seek to progress this application through to a decision.

### **Further Information**

If you require further information, this is available on request from Savills, Sevenoaks.

### **Method of Sale and Offers**

#### Basis

- The vendors reserve the right not to accept the highest, or indeed any offers submitted.
- You are invited to submit your offer on a subject to planning basis or unconditional basis for a scheme of residential redevelopment.
- Exchange of contracts to take place as soon as possible.
- Your submission should be accompanied by an indicative layout and accommodation schedule so that we can assess the likelihood of planning permission being obtained.

#### Timescale

- Please submit your offer by **4pm on Friday 19<sup>th</sup> January 2018**.
- The successful party will be notified as soon as possible. There is an expectation that Heads of Terms will be concluded as quickly as possible and the contract exchanged at the earliest opportunity thereafter.

#### Additional Matters

- Please ensure that any additional assumptions that you make are clearly identified in your offer letter.
- Please provide confirmation of in principle Board approval where required.
- All offers should be submitted in pounds sterling (£).
- No offers will be accepted that are by reference to any other submitted.
- Offers should be submitted as signed PDF's and will be accepted provided they are clearly identifiable on Company headed notepaper.
- Telephone offers will not be accepted

- In the event that a sale of the property or any part of it or any right attached to it become chargeable for the purposes of VAT, any tax will be payable by the purchaser.

#### Viewings

The site can be partially viewed from Radnor Park Avenue. Viewings are strictly by appointment only and can be made through this office.

Access to the existing buildings is strictly prohibited until viewing arrangements have been finalised.

#### **Summary**

The site offers an excellent opportunity to develop a scheme of high density housing in a proven and popular residential area close to the Folkestone Town centre. The subject to planning approach should enable you to tailor the scheme to your own company requirements.

Communications are a particular strength and there is access to a wide range of facilities in the immediate area.

If you require any additional information at this stage please do not hesitate to contact me or my colleagues Laura Gammon and Imogen Elliott.

I look forward to receiving details of your offer on or before **4pm on Friday 19<sup>th</sup> January 2018.**

Kind regards,

Yours sincerely,



Paul Atherton MRICS  
Director

# Residential Development Opportunity Royal Victoria Hospital

Radnor Park Avenue, Folkestone CT19 5BN



- Freehold with vacant possession
- Former hospital buildings
- Approximately 2.3 acres
- Edge of town residential location
- Places and Policies Local Plan Preferred Options, Submission Draft 2017, allocated for estimated 42 dwellings
- Offers invited subject to planning (planning application still outstanding) or on an unconditional basis

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74 High Street  
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## Location

The Royal Victoria Hospital is located approximately 0.4 miles north of Folkestone and 0.4 miles to the north east of Folkestone Central Railway Station.

National mainline railway services are available at Folkestone Central with direct services to London. There are High Speed Rail link services to St Pancras (54 minutes) and a regular service to Charing Cross (1 hour 39mins).

The site benefits from good transport links with junction 13 of the M20 motorway approximately 1.1 miles to the north west.

The Channel Tunnel Rail Terminal lies approximately 3 miles to the north west and provides services to Calais in 35 minutes.

The property is on Radnor Park Avenue which adjoins the A259, providing links to the A20 and through Folkestone to Hythe. To the east is a residential area with park and woodland to the north and west.

Folkestone is a port town and benefits from a full range of amenities including hotels, restaurants and performance venues. Major retail facilities in the town include the Bouverie Place Shopping Centre and the West Park Farm Retail Park.

The site can be accessed via Radnor Park Avenue.

## Description

The property is made up of a range of former hospital buildings with associated car parking and gardens.

There is potential for redevelopment as care or market (C3) housing or other uses subject to planning.

The site currently has an outstanding application (planning ref Y12/0980/SH) for full planning for change of use, conversion of the victorian hospital building and part demolition for 16 residential units and associated parking, plus an outline for the redevelopment of the remaining parts of the site, including demolition of outbuildings to provide 26 houses and associated car parking with all matters, except access, reserved. This application was submitted in October 2012 and a decision has not yet been made.

## Local Authority

**Shepway District Council**  
Civic Centre  
Castle Hill Avenue  
Folkestone CT20 2QY

## Planning and Proposed Development

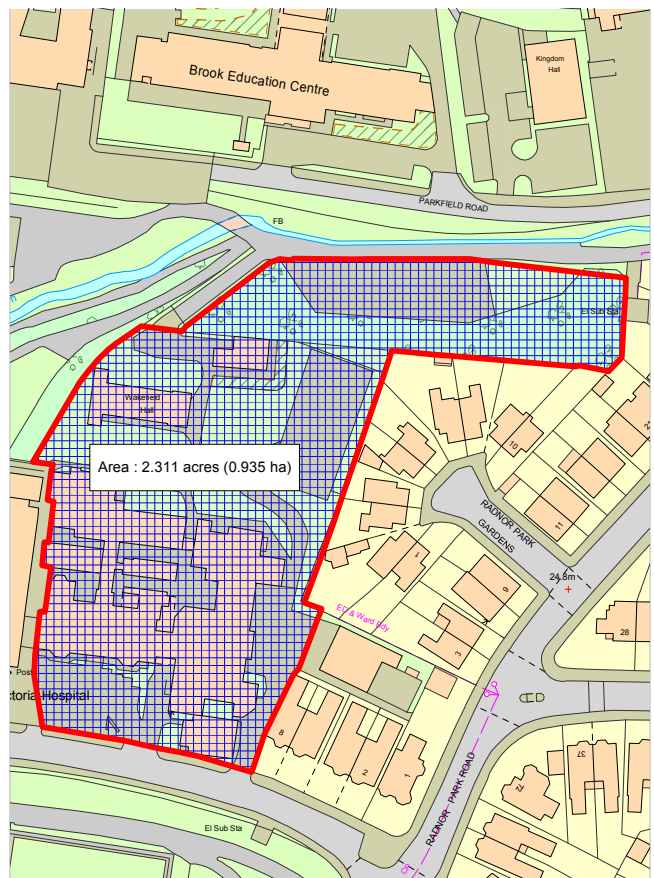
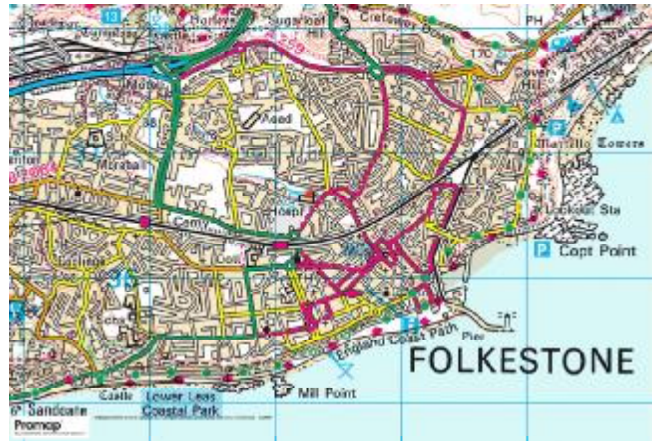
The site is to be sold on a subject to planning or an unconditional basis.

Shepway District Council produced a Authority Monitoring Report in 2015 that stated that they have a 5 year supply in place, the Royal Victoria Hospital Site was included in this, delivering 16 houses in 2017/18 and 20 houses in 2018/19 (pending granted permission).

The Submission Draft Places and Policies Local Plan was approved by Cabinet in July 2017. Policy UA8 refers to Royal Victoria Hospital, its allocation and estimated number of dwellings.

The council adopted OIL in August 2016 and have identified a provision of affordable housing in all types of residential development including specialised housing under the Core Strategy (2013).

Shepway District Council are in the process of preparing a new Local Plan for the district. The Local Plan is expected to be adopted in Summer 2020. The Core Strategy is the overarching planning policy for the district from 2013 to 2031.



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## Tenure

The property is available freehold with vacant possession. The property is registered at the Land Registry under title number TR2236NW.

## 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 advisors make the necessary enquiries for verification.



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## EPC

The building has an EPC rating of G (360).

## Taxation

The current rateable value for the property is £153,000.

## Site Constraints

The majority of the site is in flood zone 1 but a small area of land to the north of the site is in flood zone 3.

Tree Preservation Orders (TPO) on the North, North West and North East of the development site.

The site is in an Archaeological Potential area.

## VAT

In the event that a sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, any tax will be payable by the purchaser.

## Method of Sale

The Property is offered for sale by informal tender, offers are invited on an unconditional basis or subject to planning basis. The offer deadline is Friday 19th January 2018 by 4pm.

## Further Information/Viewing

Access details to the Data Room for the property are available on request. Should a site visit be required this will be strictly by appointment through the vendor's agents.

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## Contact

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