



HAY HOUSE, SIR JOHN MOORE AVENUE, HYTHE, KENT, CT21 5DF

Offers in excess of £800,000 Freehold

Motis Estates Chartered Surveyors in Folkestone are proud to bring to market a development opportunity to purchase a Freehold Grade II Listed block of 6 flats on the outskirts of Hythe Town Centre.



The property will benefit with Vacant Possession. The property also has potential for a new build scheme adjacent on the car park.

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Hay House, Sir John Moore Avenue Hythe CT21 5DF

6 Flats – Vacant Possession – Development opportunity

Description

Motis Estates are proud to advertise a development opportunity of 6 flats in Hythe. The property is Grade II Listed and is located on the edge of Hythe Town Centre. The Cinque Port town of Hythe offers a comprehensive range of facilities, including a Waitrose and a wide range of independent shops. Folkestone and Ashford provide further amenities, whilst the city of Canterbury has excellent shopping and cultural services and many well-regarded schools.

The M20 provides convenient road links with Folkestone West, Folkestone Central and Ashford International offering High-Speed rail services to London St Pancras. The area has good access to the Continent via the Port of Dover and the Eurotunnel terminal at Cheriton. 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 and 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 property is a Grade II listed building which has been converted into a building which consists of 4 x 2 bedroom flats and 2 x 1 bedroom flats within the building and an unconverted basement. The property is in an average condition with a number of major works required including works to the roof and chimney, external render and window surrounds including cills, double glazing throughout and new electrics and new boilers throughout. The property benefits from gas central heating and has secondary glazing throughout.

The flats are in an average condition and could benefit from new kitchens and new bathrooms.

Flat 1 is a 2 bedroom Ground Floor Flat of 72 sq m
Flat 2 is a 2 bedroom Ground Floor Flat of 49 sq m
Flat 3 is a 1 Bedroom Ground Floor Flat of 72 sq m
Flat 4 is a 2 Bedroom First Floor Flat of 72 sq m
Flat 5 is a 2 Bedroom First Floor Flat of 72 sq m
Flat 6 is a 1 Bedroom First Floor Flat of 45 sq m

There is parking adjacent to the property for the flats and also a large garden which could be used for development.

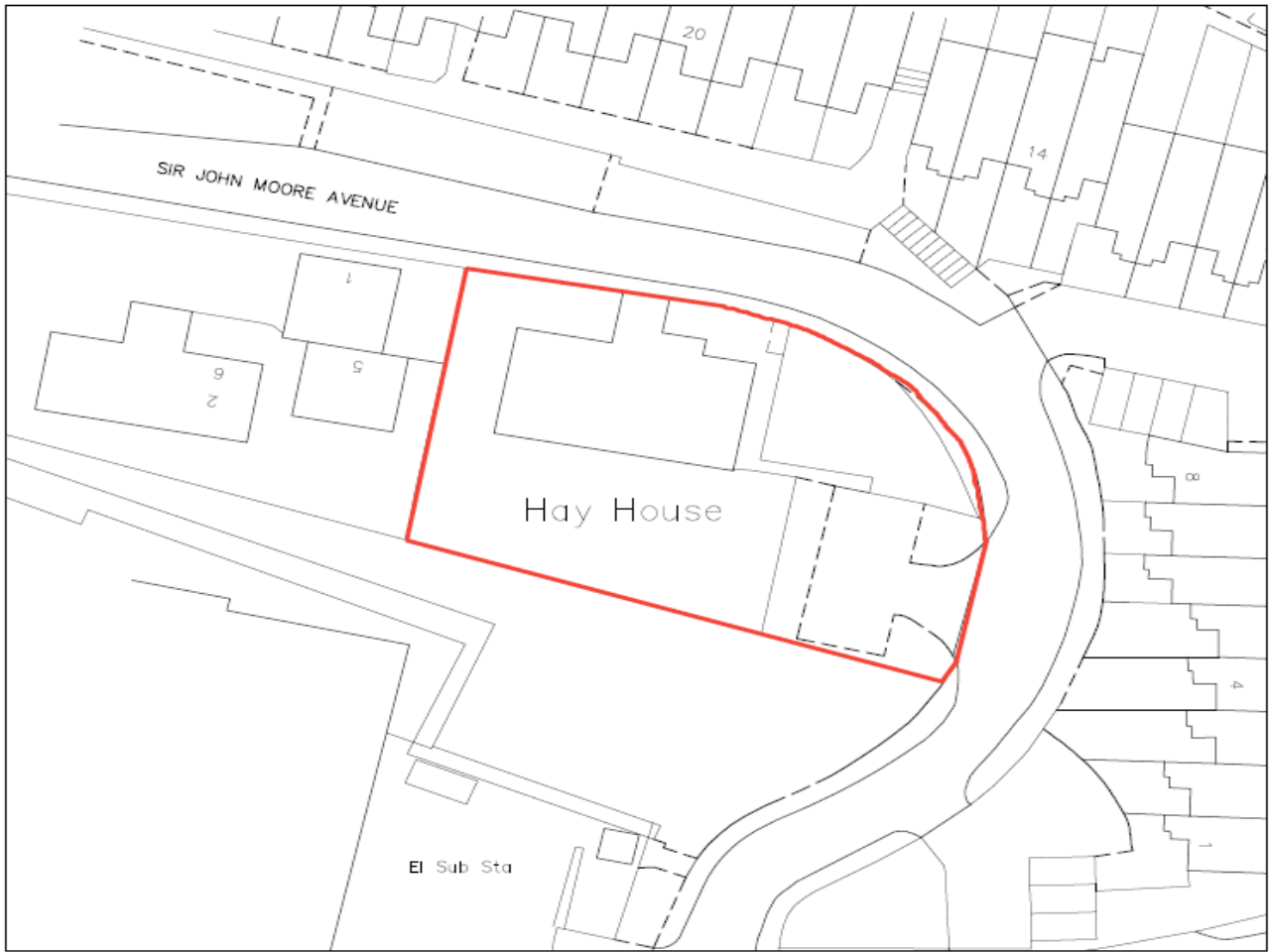
Tenure: Freehold Terms: The property is subject to vacant possession.

Energy Performance Certificate: Flats 2-6 have valid Energy Performance Certificates of either C and D. Flat 1 has an EPC which has expired and was previously a D.

Services: Water, Drainage, Gas and Electricity

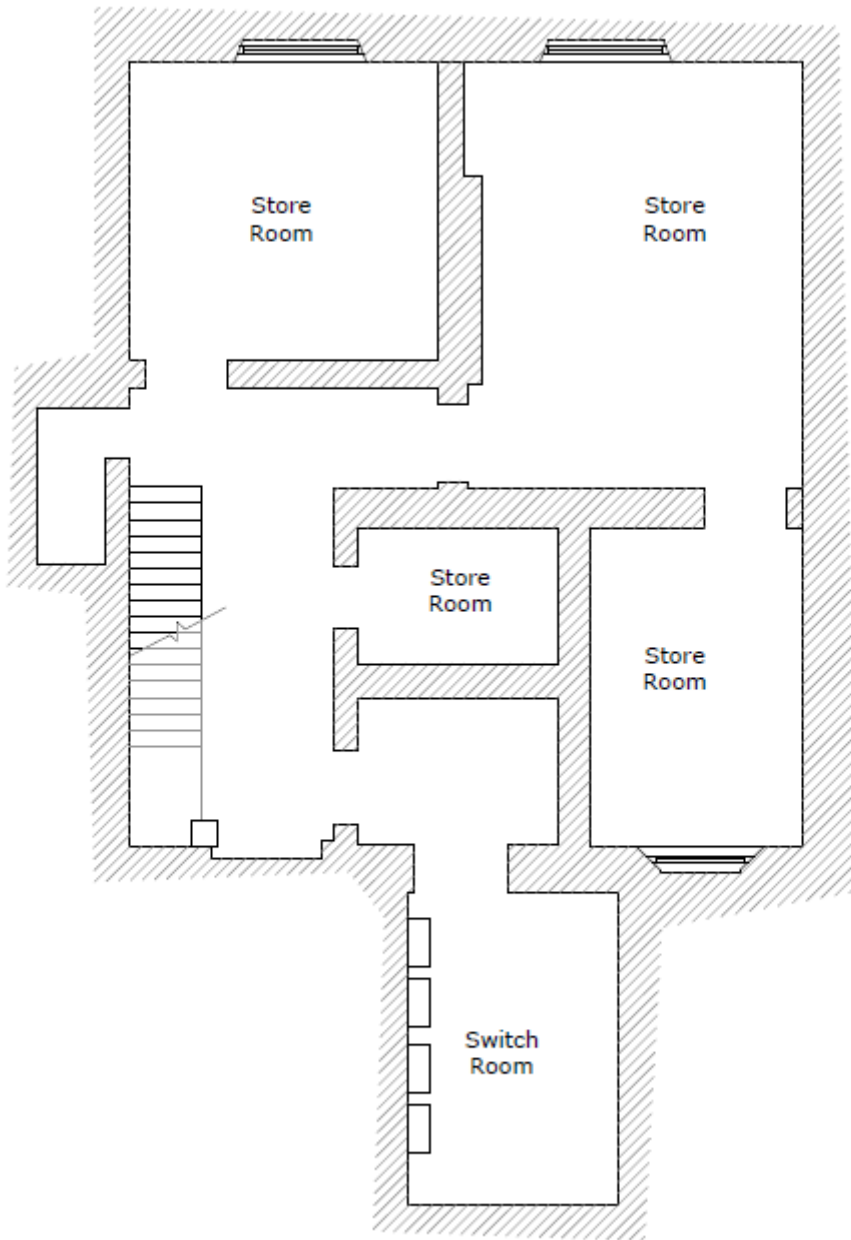
Council Tax: Each flat has a Council Tax band of either A or B.

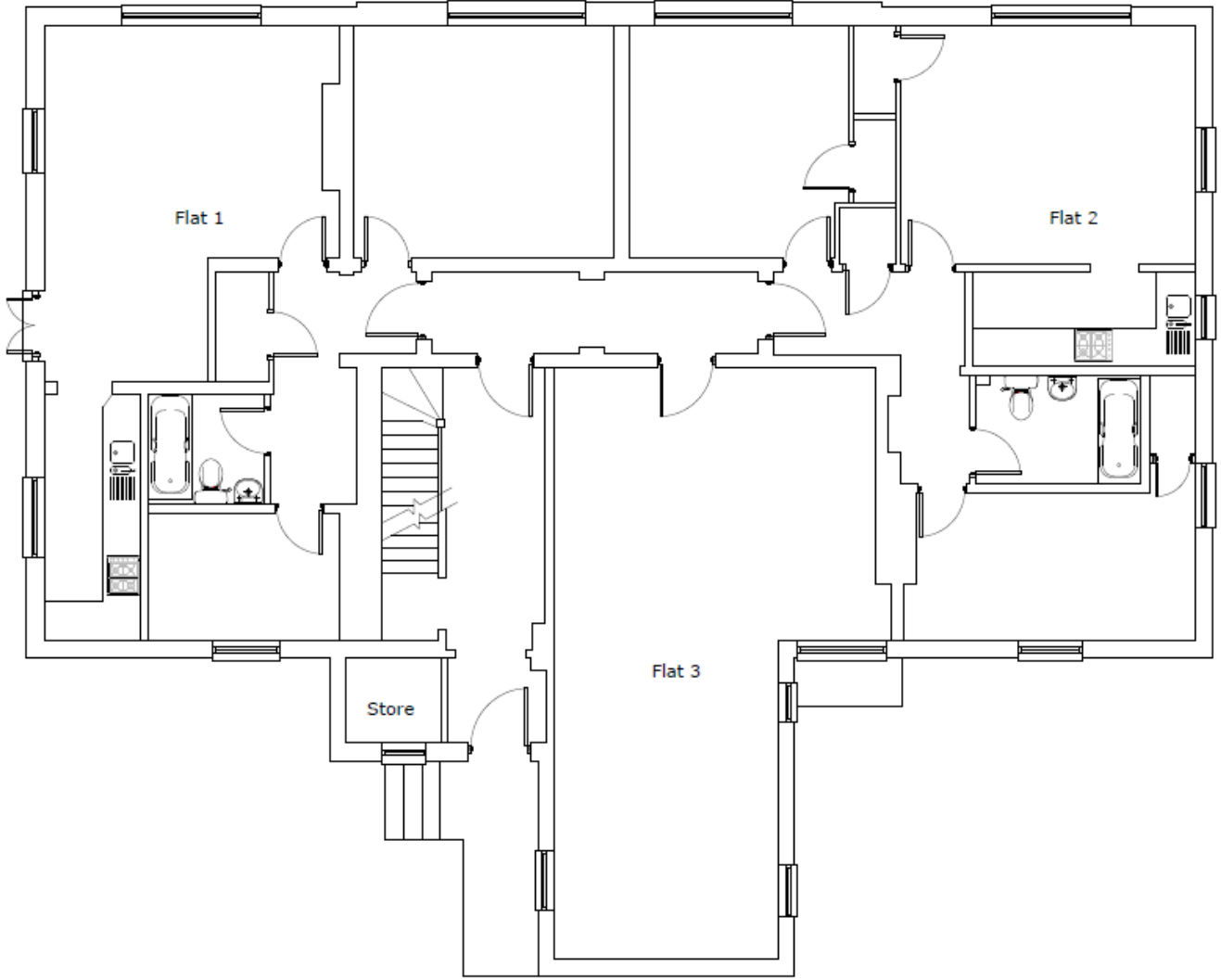
Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or kris.foster@motis-estates.com

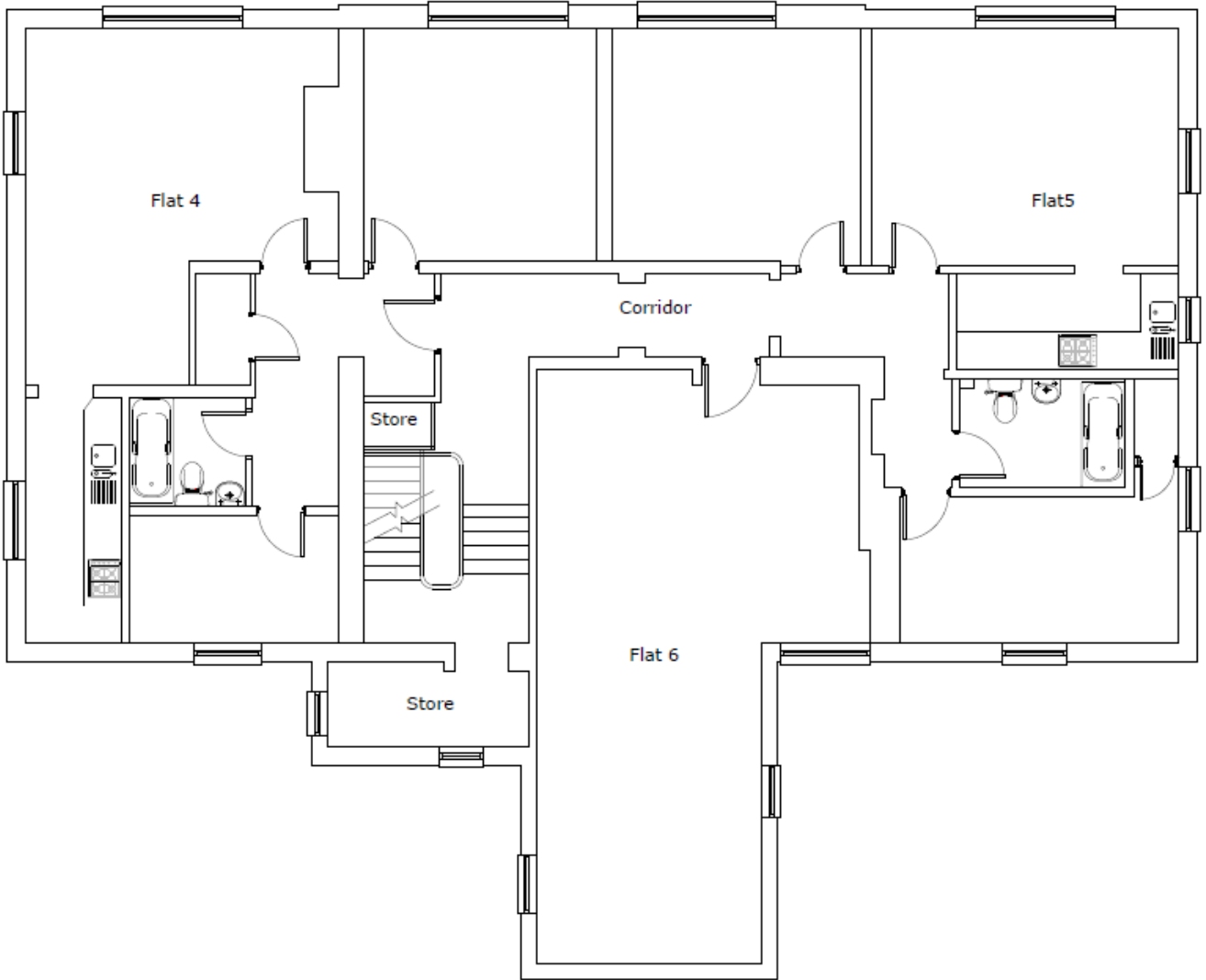


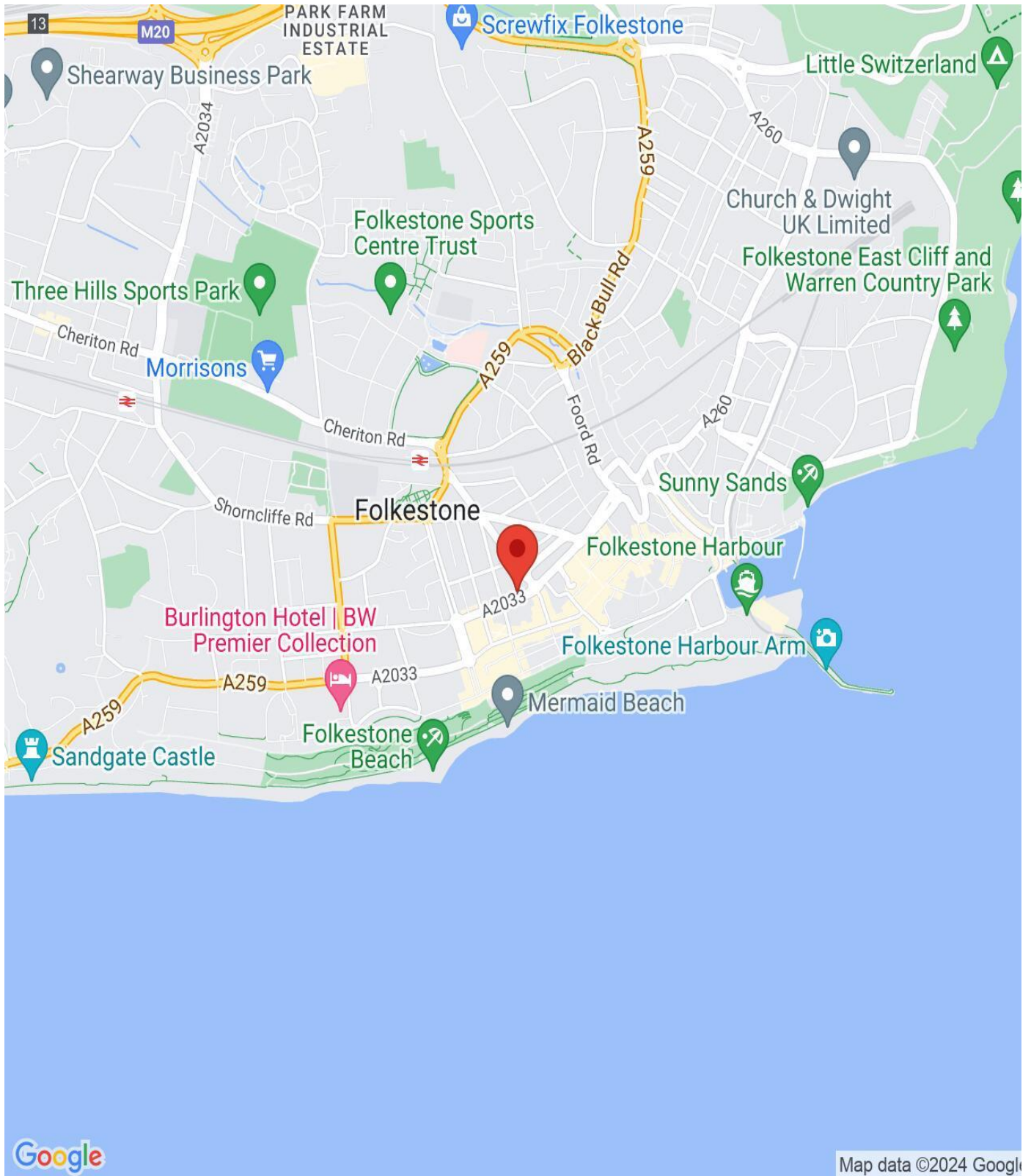












IMPORTANT NOTICE

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 enquires 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.