

# RARE RESIDENTIAL DEVELOPMENT OPPORTUNITY

## Elevated Coastal Site with Panoramic Sea Views

smith  
woolley  
chartered surveyors



**Sandgate, Kent CT20 3AT**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)



### The Site

An exceptional opportunity to acquire a residential site in one of Folkestone's most desirable locations.

- 0.93 acres
- Elevated setting with sea views
- Opportunity to build a bespoke house that maximises the outlook.

### Location

Folkestone is one of Kent's most dynamic coastal towns, benefitting from significant regeneration and growing appeal to owner-occupiers and second home buyers. Local highlights include:-

- Folkestone seafront and Harbour Arm
- The Creative Quarter and Old High Street
- Lower Leas Coastal Park
- Independent cafes, restaurants and cultural venues
- Well-regarded schools and local services.

### Connectivity

- Folkestone Central Station - High Speed services to London St Pancras in approximately 55 minutes.
- Easy access to the M20, linking Ashford, Maidstone & London.
- Cross Channel connections via the Port of Dover & Eurotunnel.
- Local bus services connecting across Folkestone & Hythe

### Planning

- Pre-application officer report states the principle of a new house in this location is acceptable (full report available).
- Holloway concept plans illustrate a bespoke contemporary two-storey property extending to 360 sq m (3,785 sq ft).

### Price

Offers invited for the freehold on either an unconditional or subject to contract basis.

### For Further Information Contact:

Philip Clapham  
[philip.clapham@smithwoolley.com](mailto:philip.clapham@smithwoolley.com)  
 01303 228729

Kevin Murphy  
[kevin.murphy@smithwoolley.com](mailto:kevin.murphy@smithwoolley.com)  
 01303 226622