

LOT 23 - Folkestone

Residential Auction - 19th November 2025

allsop



VACANT - Freehold Former Office Building and Associated Buildings with Lapsed Planning

Permission Tram Road, Folkestone, Kent, CT20 1QR

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Stoneleigh House, Tram Road, Folkestone, Kent, CT20 1QR

GUIDE PRICE *

£675,000+

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Live Stream



Key Features

- **Lapsed Scheme comprising 11 x Two Bedroom Flats and Three x 1 Bedroom Apartments**
- **Previously the subject of Planning Permission (granted December 2018) for the demolition of existing buildings and the erection of a new apartment building to form 14 affordable units**
- Proposed Floor Area of Previously Consented Scheme approximately 879 sq m (9,461 sq ft)
- Current Accommodation comprises a disused office, associated buildings and yard
- Site Area approximately 0.079 Hectares (0.196 Acres)
- Possible Potential for a Similar, or Alternative Schemes and/or Uses, subject to consents

Vacant

By Order of
Administrators

Tenure

Freehold

Location

- 📍 The property is situated on the west side of Tram Road, north of its junction with Harbour Way
- 🚉 Folkestone Central (National Rail) is 0.9 miles to the west
- 🛍 An eclectic range of shops, restaurants and amenities is readily accessible within walking distance in Folkestone town centre
- 🛣 The M20 is within easy reach to the north west
- 🌳 The open spaces of Folkestone Beach, Three Hill Sports Park and Folkestone Warren Nature Reserve are all within reach
- 🏥 Royal Victoria Hospital is 1 mile to the north west

Additional Information

- For the avoidance of doubt, the property is offered without any live planning consent and prospective purchasers are advised to undertake their own planning enquiries before bidding.

Planning

- Local Authority: Folkestone & Hythe District Council
Website: www.folkestone-hythe.gov.uk/

The property was previously the subject of planning permission for the following:
Erection of an apartment building of 14 no. affordable housing residential units with associated parking (following the demolition of Stoneleigh House) and parking provision for George Stone House.

This consent has NOW LAPSED
Reference - Y16/0333/SH
Date Granted - 26th October 2018

A subsequent application was made and then withdrawn for "Compliant with conditions 3 (materials), 6 (cycle / bin storage), 7 (water efficiency), 8 (landscaping) and 12 (reinstatement of footway) of planning permission Y16/0333/SH (Erection of an apartment building of 14 no. affordable housing residential units with associated parking (following the demolition of Stoneleigh House) and parking provision for George Stone House).

Reference - Y18/1537/FH

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Allsop

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Schedule

Accommodation

Former office, associated buildings and yard space situated on a site extending 0.079 Hectares (0.196 Acres)

Flat	Floor	Accommodation
1	Ground Floor	Two Bedrooms, Reception Room/ Kitchen, Bathroom
2	Ground Floor	Bedroom, Reception Room/ Kitchen, Bathroom
3	Ground Floor	Two Bedrooms, Reception Room/ Kitchen, Bathroom
4	Ground Floor	Two Bedrooms, Reception Room/ Kitchen, Bathroom
5	First Floor	Two Bedrooms, Reception Room/ Kitchen, Bathroom
6	Second Floor	Bedroom, Reception Room/ Kitchen, Bathroom
7	First Floor	Two Bedrooms, Reception Room/ Kitchen, Bathroom
8	First Floor	Two Bedrooms, Reception Room/ Kitchen, Bathroom
9	Second Floor	Two Bedrooms, Reception Room/ Kitchen, Bathroom
10	Second Floor	Bedroom, Reception Room/ Kitchen, Bathroom
11	Second Floor	Two Bedrooms, Reception Room/ Kitchen, Bathroom
12	Second Floor	Two Bedrooms, Reception Room/ Kitchen, Bathroom
13	Third Floor	Two Bedrooms, Reception Room/ Kitchen, Bathroom
14	Third Floor	Two Bedrooms, Reception Room/ Kitchen, Bathroom

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



Featured 9



Featured 10



Featured 11











Disclaimer

Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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