



FOR SALE FREEHOLD DEVELOPMENT OPPORTUNITY

SHIP STREET | FOLKESTONE | KENT | CT19 5BE

AVISON
YOUNG

APPROXIMATE BOUNDARY
FOR INDICATIVE PURPOSES ONLY.

- **FREEHOLD FOR SALE BY INFORMAL TENDER.**
- **FORMER GAS WORKS SITE EXTENDING TO APPROXIMATELY 1.56 HECTARES/3.855 ACRES.**
- **STRATEGICALLY LOCATED CLOSE TO THE TOWN CENTRE, FOLKESTONE CENTRAL STATION, AND FOLKESTONE HARBOUR.**
- **POTENTIAL TO DELIVER A NEW HOUSING-LED DEVELOPMENT SUBJECT TO PLANNING.**
- **OUTLINE PLANNING APPLICATION SUBMITTED FOR UP TO 135 UNITS.**
- **BROWNFIELD LAND RELEASE FUND GRANT AVAILABLE FOR SITE REMEDIATION**



HIGHLIGHTS

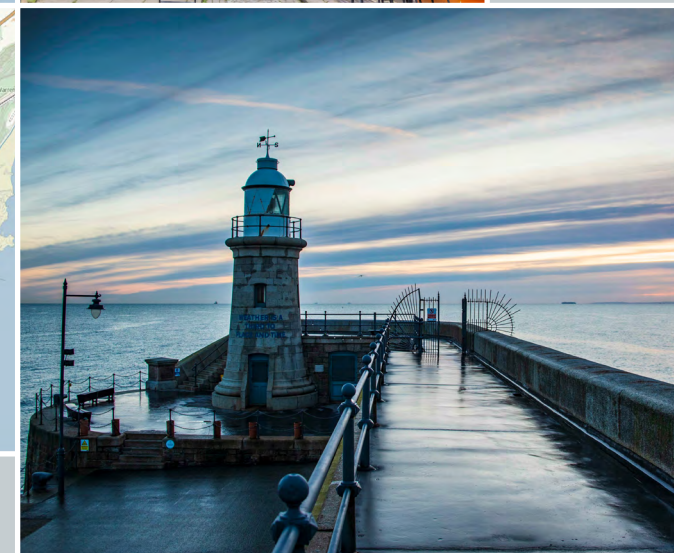
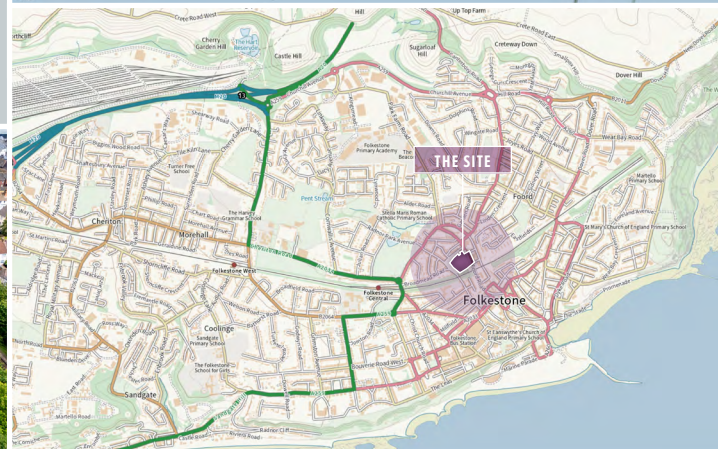
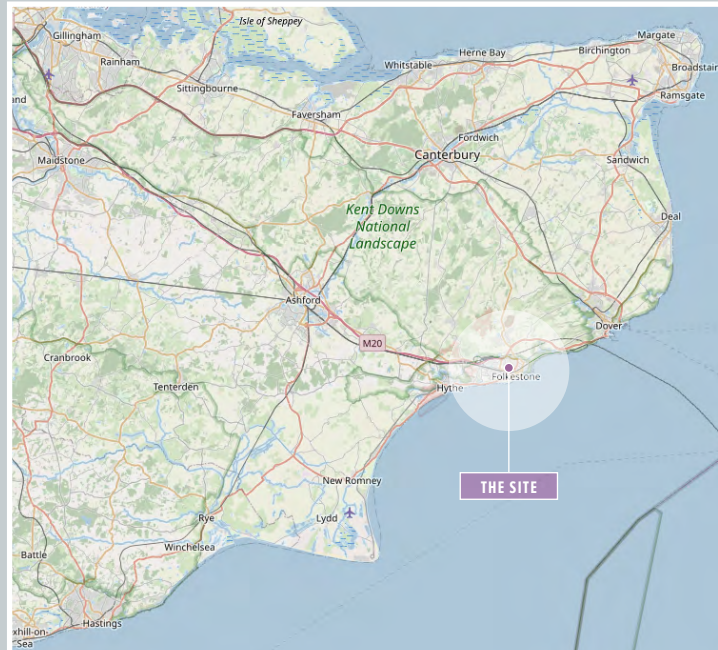
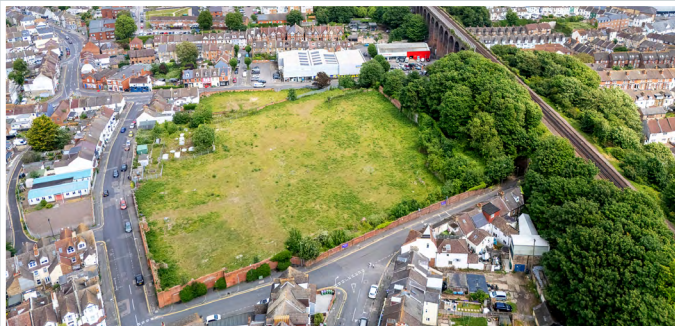
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THE SITE IS STRATEGICALLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE, FOLKESTONE CENTRAL RAIL STATION, AND APPROXIMATELY 0.5 MILES NORTH-WEST OF FOLKESTONE HARBOUR.

The site is bounded by Ship Street, Foord Road, and Bournemouth Road to the north, east, and west respectively with the railway line situated to the south of the site.

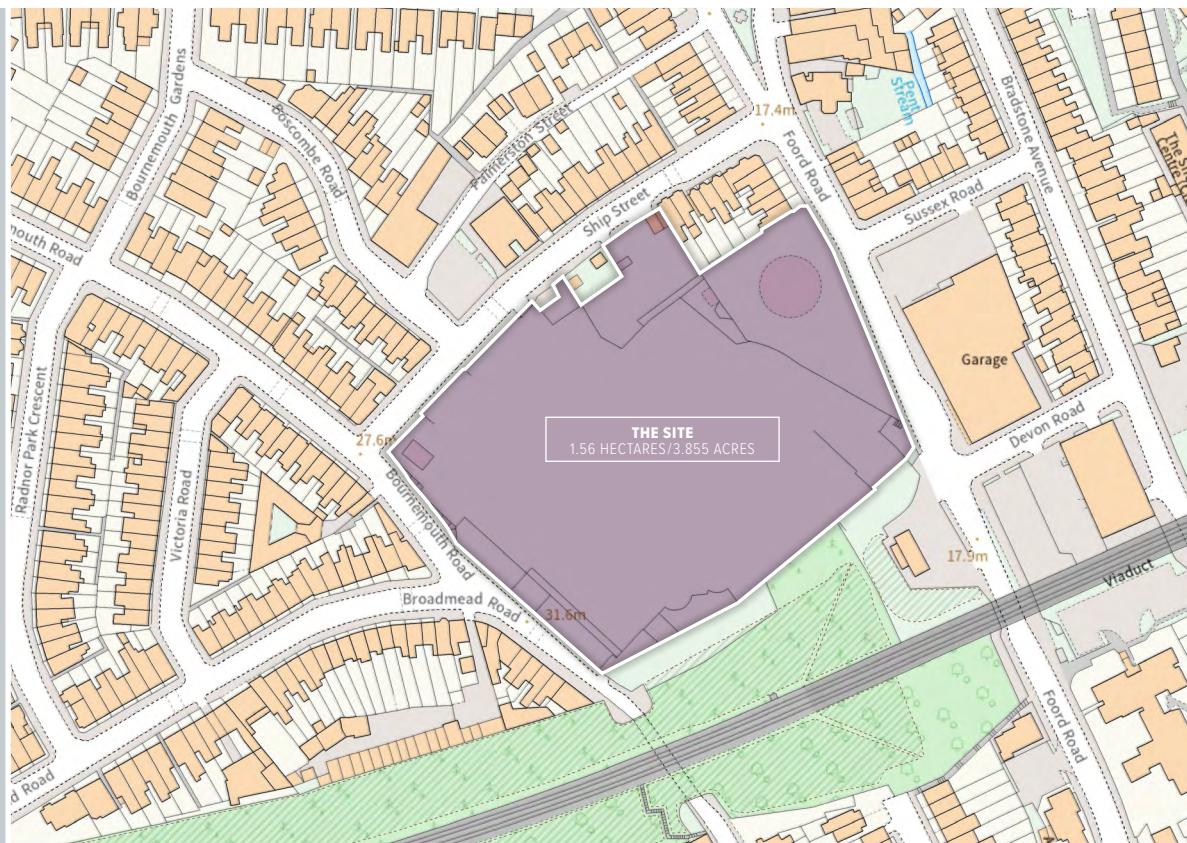
The surrounding area is predominantly residential in character, interspersed with small-scale commercial and community uses. Access to the site is currently achieved via Ship Street, with secondary access available from the eastern boundary via Foord Road.

The site benefits from its proximity to Folkestone Central railway station, located approximately 0.6 miles to the north-west, and is within easy walking distance of the Creative Quarter and the town's primary shopping streets.



LOCATION

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THE SITE IS A 1.56 HECTARES/3.855 ACRES BROWNFIELD PARCEL FORMERLY OCCUPIED BY A GASWORKS FACILITY, WHICH CEASED OPERATIONS IN 1956.

The gasworks structures were demolished between 1960 and 1964, with the remaining gasholders removed in 2001. It is our understanding that a large-scale remediation of the site took place between 2009–11 and that Brownfield Land Release Fund grant is available for further remediation and to enable construction on-site.

The site is largely rectangular and features a significant topographical variation, with levels falling approximately 12 meters from west to east. Existing retaining walls create a largely flat plateau across the centre of the site.

Given its size, location, and proximity to transport links and local amenities, the site presents a significant opportunity for residential development within an established community. Following their purchase of the site in 2021, The District Council of Folkestone & Hythe have worked in partnership with Arup and Avison Young to develop a new planning strategy to promote an outline planning application for up to 135 units. Further information is provided in the data room.

DESCRIPTION

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PLANNING

Folkestone & Hythe District Council have submitted an outline planning application seeking permission for up to 135 homes and flexible retail space, in line with Folkestone & Hythe District Council's Local Plan allocation (Policy UA7). The proposed outline parameters provide flexibility for the future reserved matters applications to provide a mix of houses and apartments, of an appropriate size and tenure mix.

The emerging proposal aims to meet key planning objectives including affordable housing provision, custom-build homes, heritage conservation of the nearby Grade II listed railway viaduct, and sustainable design. It addresses important environmental considerations such as flood risk, land contamination, and biodiversity net gain through comprehensive technical assessments. Extensive pre-application engagement with the Local Planning Authority and community has shaped the scheme, which prioritises pedestrian and cycle connectivity and makes effective use of this brownfield urban site to create a high-quality housing led development.

Prospective purchasers are advised to make their own enquiries and seek independent professional advice in relation to the planning application and development potential of the site. Further information regarding the application including a Planning Statement prepared by Arup can be found in the data room.



TENURE

The freehold is held by The District Council of Folkestone and Hythe and registered under three separate titles:

■ K397681 ■ K821448 ■ K821449

The site will be sold Freehold with vacant possession. All interested parties should make their own legal enquiries.

SUPPORTING INFORMATION

We have been provided with the following information which will be made available in the data room:

- Title documents
- Ground condition survey
- Topographical survey
- Planning documents

VIEWINGS

A strict 'by appointment only' viewing protocol is in place. Please contact a member of the Avison Young team to book an appointment.

VAT

The site is elected for VAT.

OFFER & TERMS

The site is being marketed for sale by way of an open informal tender process.

Offers are invited for the Freehold interest, subject to contract.

Offers must be submitted on a specific bid proforma available from Avison Young upon request and sent via e-mail only to:

anna.vallance@avisonyoung.com

FURTHER INFORMATION

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**FOR MORE INFORMATION,
PLEASE CONTACT:**

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ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: 1) Corporate structure and ownership details. 2) Identification and verification of ultimate beneficial owners. 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Subject to contract.
July 2025

CONTACTS

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