

## TWO BELLS 58 CANTERBURY ROAD, FOLKESTONE CT19 5NJ

VDBM

Chartered Surveyors

30A Green Lane  
Northwood  
Middlesex  
HA6 2QB

Tel: 01923 845222

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- DEVELOPMENT OPPORTUNITY
- FORMER PUB
- LAPSED PLANNING CONSENT FOR 12 FLATS
- PRICE £450,000 + VAT
- FREEHOLD



### LOCATION

The property is situated in a primarily residential area a short distance from the town centre on the corner of Canterbury Road and Bridge Street.

### DESCRIPTION

A two-storey former pub with a lapsed planning consent for 12 flats. The consent expired in July 2019. A copy is attached together with drawings.

### NOTE

The original consent may not be automatically re-granted and may require a variation in sizes of some of the flats.

### PRICE

£450,000 plus VAT  
Guide price – Freehold

Our clients will deal on a subject to planning basis.

### VIEWING

Strictly by appointment through VDBM on 01923 845222 or our joint sole agent David Wilson on 020 8423 5933.

# Print Version

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## Summary

<b>Reference</b>	Y16/0220/SH
<b>Alternative Reference</b>	PP-04871089
<b>Application Received</b>	Mon 29 Feb 2016
<b>Application Validated</b>	Tue 01 Mar 2016
<b>Address</b>	Two Bells Inn 58 Canterbury Road Folkestone Kent CT19 5NJ
<b>Proposal</b>	Erection of a three storey block of 12 flats, following demolition of existing building (resubmission of Y14/1082/SH).
<b>Status</b>	Decided
<b>Decision</b>	Approved with Conditions
<b>Decision Issued Date</b>	Thu 21 Jul 2016
<b>Appeal Status</b>	Unknown
<b>Appeal Decision</b>	Not Available

## Further Information

<b>Application Type</b>	Full Planning
<b>Decision</b>	Approved with Conditions
<b>Actual Decision Level</b>	Delegated
<b>Expected Decision Level</b>	Not Available
<b>Case Officer</b>	Paul Howson
<b>Parish</b>	Clerk To Folkestone Town Council
<b>Ward</b>	East Folkestone Ward
<b>District Reference</b>	Not Available
<b>Applicant Name</b>	Mr Steve Mucklow
<b>Agent Name</b>	Mr Craig Dobson
<b>Agent Company Name</b>	Not Available
<b>Agent Address</b>	RDA Consulting Architects Evegate Park Barn Evegate Smeeth Ashford Kent TN25 6SX
<b>Agent Phone Number</b>	Not Available
<b>Environmental Assessment Requested</b>	No

## Contacts

### Agent

Mr Craig Dobson

Phone 01303 814455

EMAIL [craig@rdaarchitects.co.uk](mailto:craig@rdaarchitects.co.uk)

### Ward Councillors

Cllr C Mconville

Address 55 Walton Road Folkestone Kent CT19 5QS

Cllr J Meade

Address

Cllr M Dorrell

Address

### Important Dates

Application Received Date	Mon 29 Feb 2016
Application Validated Date	Tue 01 Mar 2016
Expiry Date	Thu 21 Jul 2016
Actual Committee Date	Not Available
Latest Neighbour Consultation Date	Thu 21 Jul 2016
Neighbour Consultation Expiry Date	Thu 21 Jul 2016
Standard Consultation Date	Thu 03 Mar 2016
Standard Consultation Expiry Date	Thu 24 Mar 2016
Last Advertised In Press Date	Thu 17 Mar 2016
Latest Advertisement Expiry Date	Thu 07 Apr 2016
Last Site Notice Posted Date	Tue 15 Mar 2016
Latest Site Notice Expiry Date	Thu 31 Mar 2016
Statutory Expiry Date	Tue 26 Apr 2016
Agreed Expiry Date	Fri 29 Jul 2016
Decision Made Date	Thu 21 Jul 2016
Decision Issued Date	Thu 21 Jul 2016
Permission Expiry Date	Sun 21 Jul 2019
Decision Printed Date	Thu 21 Jul 2016
Environmental Impact Assessment Received	Not Available

Determination Deadline Tue 31 May 2016

Temporary Permission Expiry Date Not Available

## Constraints

Name	Constraint Type	Status
Tolsford Hill RX Technical Site	Nats Wind Farm site	Not Available
Reindon Wood TX Technical Site	Nats Wind Farm site	Not Available
Settlement Boundaries	Settlement Boundary	Not Available

## Related Information

There are 0 cases associated with this application.

There is 1 property associated with this application.

**TOWN AND COUNTRY PLANNING ACT 1990**

*Notification of Grant of Planning Permission to Develop Land*

Mr Steve Mucklow  
C/o Mr Craig Dobson  
RDA Consulting Architects  
Evegate Park Barn  
Evegate  
Smeeth  
Ashford  
Kent  
TN25 6SX

Take notice that The Shepway District Council, the Local Planning Authority under the Town and Country Planning Acts has **GRANTED PERMISSION** for the development of land

**situate at:** **TWO BELLS INN 58 CANTERBURY ROAD FOLKESTONE KENT**

**and being:** **ERECTION OF A THREE STOREY BLOCK OF 12 FLATS, FOLLOWING DEMOLITION OF EXISTING BUILDING (RESUBMISSION OF Y14/1082/SH).**

referred to in your application for permission for development received on 1st March 2016.

This Approval is subject to the following conditions:

**CONDITIONS**

- 1 The development must be begun within three years of the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 No work on the construction of the building shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure the satisfactory appearance of the completed development and in the interests of visual amenity.

DATED

16TH JUNE 2016

**PLANNING OBLIGATION BY WAY OF UNILATERAL UNDERTAKING UNDER SECTION 106  
OF THE TOWN & COUNTRY PLANNING ACT 1990 RELATING TO LAND AT TWO BELLS  
58 CANTERBURY ROAD FOLKESTONE CT19 6HA**

0 10 20 30 40 50 60 70 80 90 100 metres

SITE LOCATION PLAN

Scale 1:1250



Note:  
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Client:  
**Belle City Homes**

Project:  
**Proposed Development,  
 The Two Bells,  
 Canterbury Road,  
 Folkestone.**

Mark	Revision	Date
Drawing Issue Status		P
<b>PLANNING</b>		

Date	Revision	Drawing Number
13/09/2014		<b>14.161.01</b>
AS:Rde	1:1250	Project Sheet

RDA Architects : Chartered Architects  
 Evergate Park Barn, Evergate Smith, Ashford, Kent, TN25 6SX  
 Tel: 01533 814455 e-mail: rda@rdaarchitects.co.uk

**NOTES**

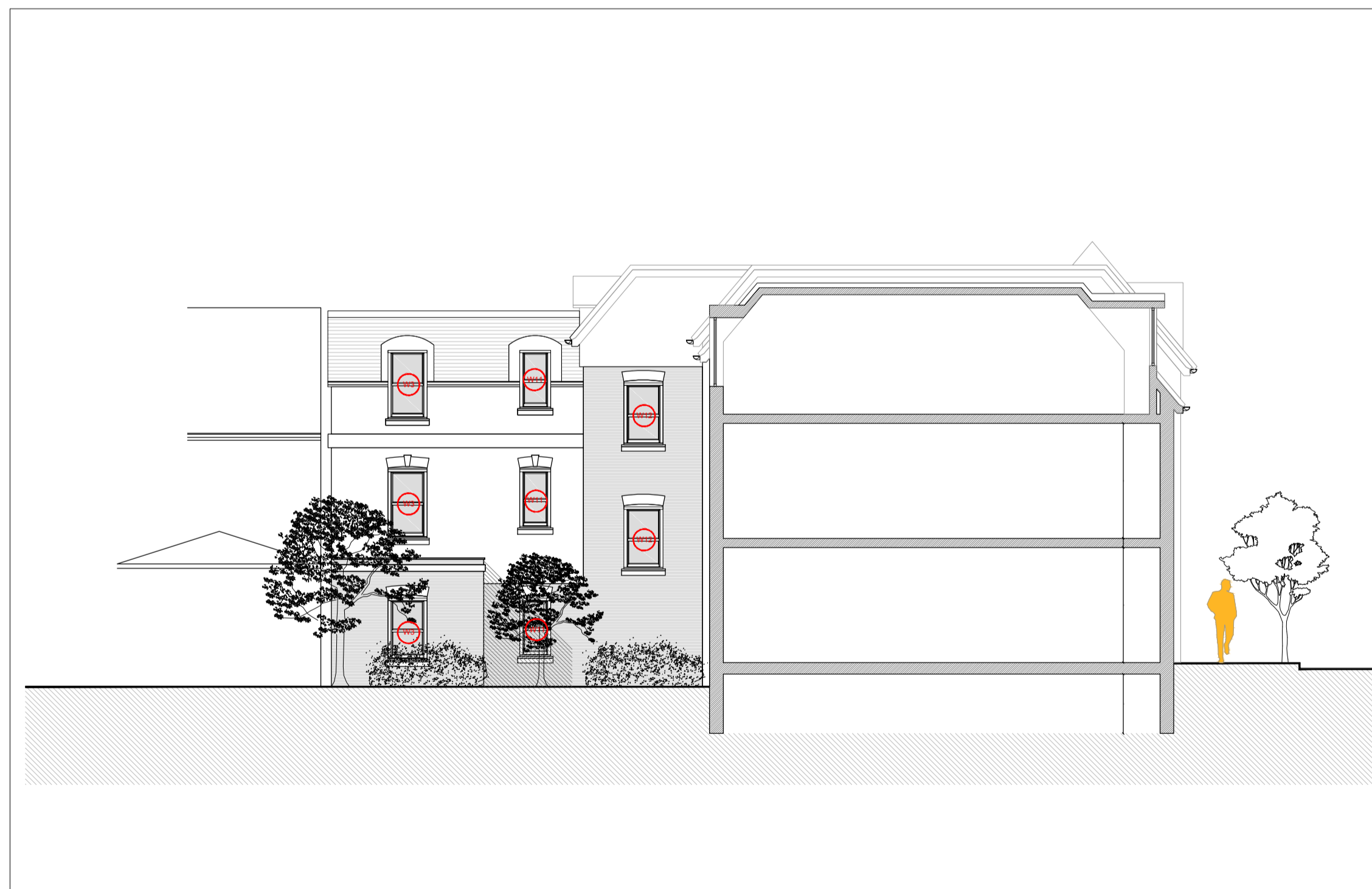
Drawings for building regulation purposes only  
and not for construction.



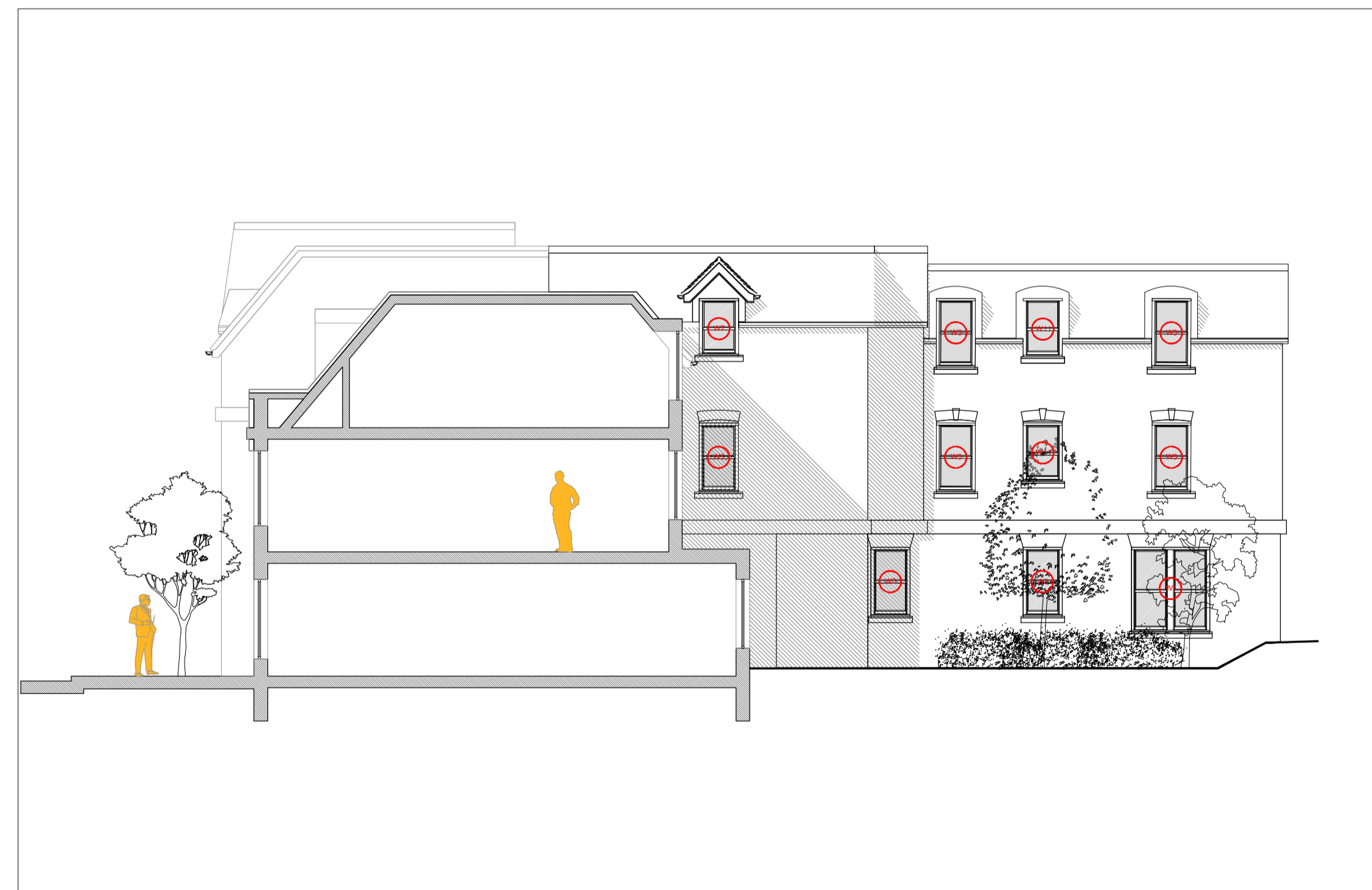
**NORTH WEST ELEVATION**



**SOUTH WEST ELEVATION**



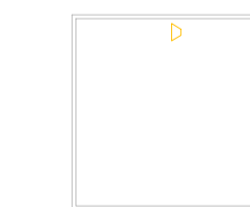
**NORTH EAST ELEVATION**



**SOUTH EAST ELEVATION**

**TWO BELLS**

Two bells,  
58 Canterbury Road  
CT19 5NJ  
FOLKESTON

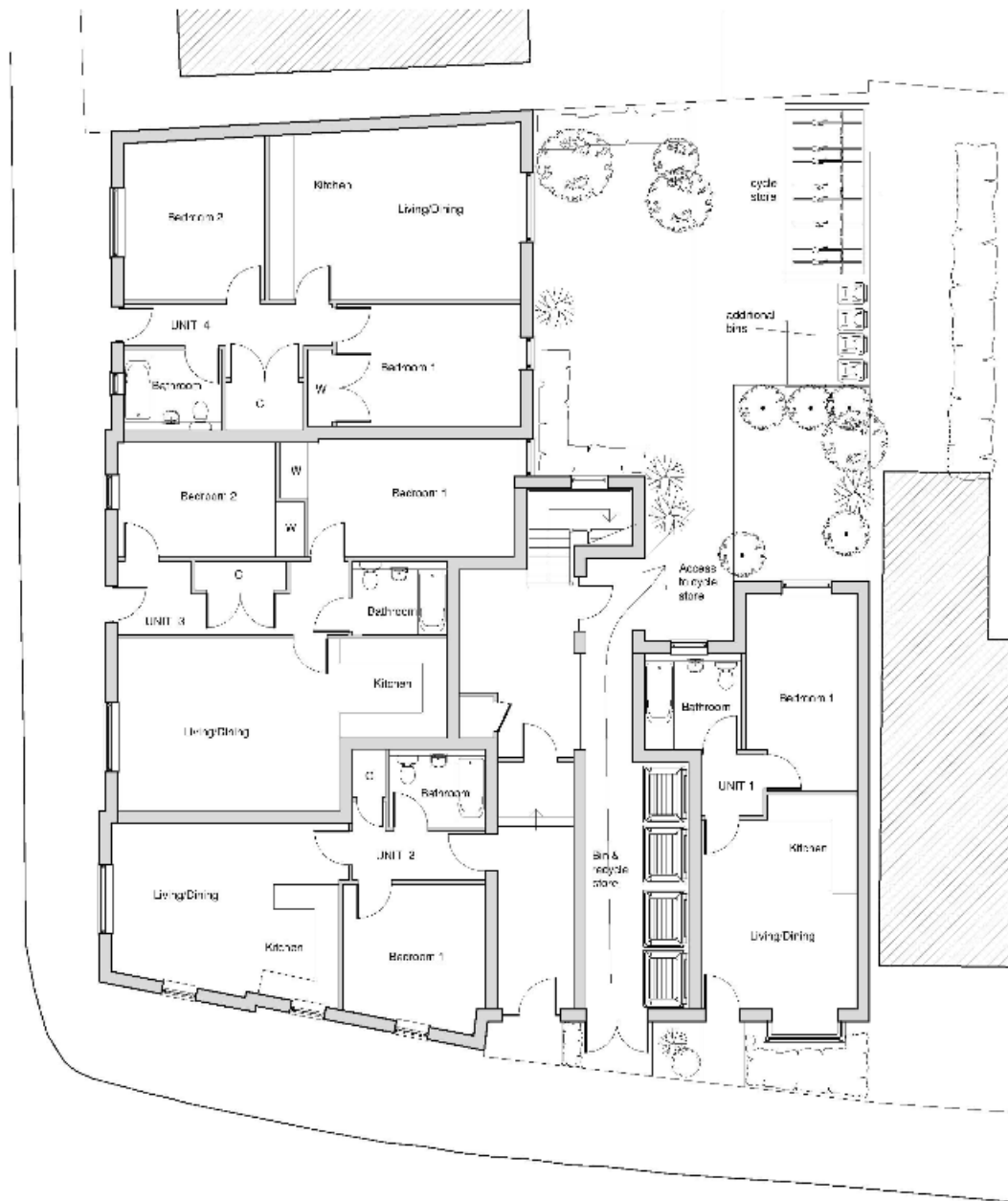


Job No	Date	Drawing
Drn	Chk	Drawing Number
Rev number	Rev date	Revision detail

PAPER SIZE : **A1**  
SCALE : 1:50@ A1  
1:100@ A3

SCALE 1:50 @ A1      SCALE 1:100 @ A3





Unit 1 - 1b2p, 41 sq.m  
 Unit 2 - 1b2p, 48 sq.m  
 Unit 3 - 2b4p, 73 sq.m  
 Unit 4 - 2b4p, 70 sq.m

**GROUND FLOOR PLAN**  
 Scale 1:100



Client:  
**Belle City Ltd**

Project:  
 Proposed Development,  
 The Two Bells,  
 Canterbury Road,  
 Folkestone.

A - Layout amended

18/01/16

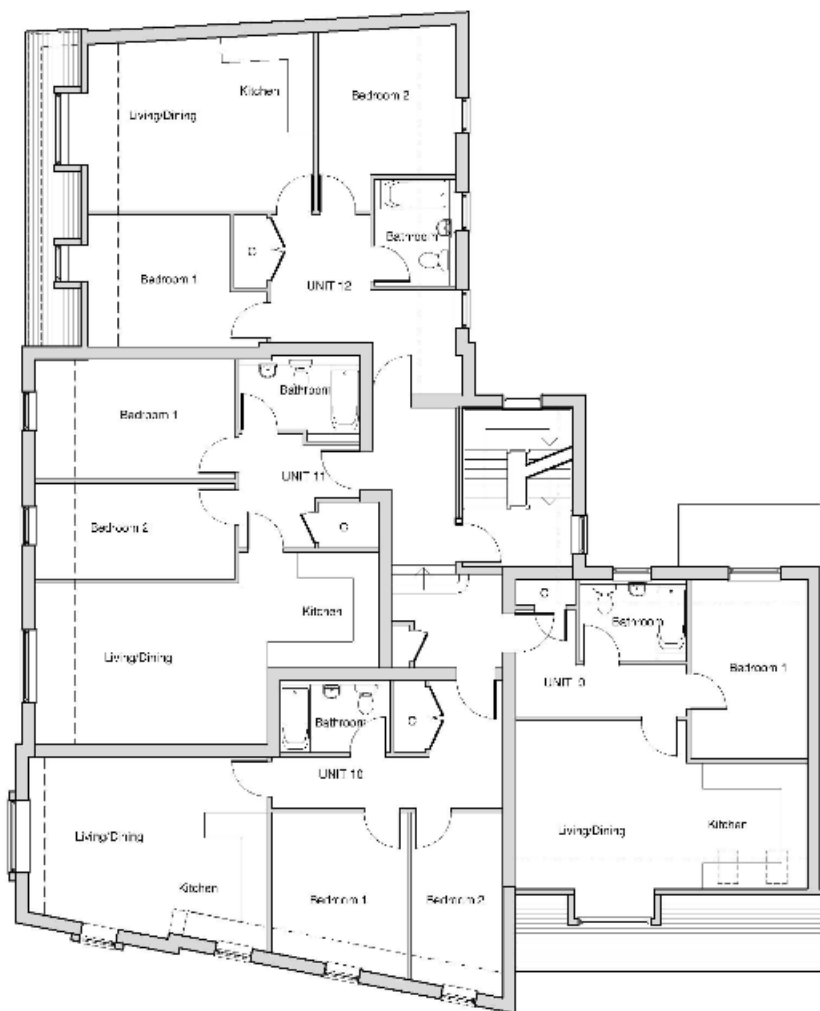
Mark	Revision	Used
Drawing Issue Status		<b>P</b>
<b>PLANNING</b>		

Drawn	24/02/2014	Position	<b>A</b>	Plotting Number	<b>14.161.07</b>
Checked	1:100	Scale		Sheet	

RDA Architects - Chartered Architects  
 20000 Canterbury Road, Folkestone, Kent, TN11 9AB  
 Tel: 01303 614555, www.rda-architects.co.uk



0 1 2 3 4 5 6 7 8 9 10 metres



Unit 9 - 102p, 51 sq. m  
 Unit 10 - 2b4p, 60 sq. m  
 Unit 11 - 2b4p, 86 sq. m  
 Unit 12 - 2b4p, 86 sq. m

**SECOND FLOOR PLAN**  
 Scale 1:100



Client:  
**Belle City Ltd**

Project:  
 Proposed Development,  
 The Two Bells,  
 Canterbury Road,  
 Folkestone.

3 27m ceiling level line amended  
 A Layout amended

22/11/16  
 15/11/16

Mark	Revision	Used
Drawing Issue Status		
<b>PLANNING</b>		<b>P</b>

Drawn	24/02/2014	<b>B</b>	<b>14.161.09</b>
Scale	1:100		
		Position	Working Number
		Sheet	