

LANDLES



Mill Road | Brancaster | Norfolk

**3.6 acres of AMENITY LAND
with STABLES
&
Former MOD BUNKER**

**Elevated hill top position overlooking Brancaster
Approx 3.6 acres (stms) of land (currently pasture) with
road frontage & a former MOD bunker**

FOR SALE

Freehold - vacant possession. As a whole or may split.

Offers in Excess of £710,000

Folio: M/355ts



A rare opportunity to acquire a good-sized parcel of land atop the hill overlooking Brancaster and far-reaching views across the North Norfolk countryside with the particular benefit of good road frontage and established vehicular access. Also fronting the road is the former MOD bunker (a Royal Observer Corps – ROC monitoring post). This was acquired some years ago when sold off, and has been untouched since (not inspected internally).

VIEWING; Strictly by prior appointment with the selling agents.

Offers:

- Any offers should be non-dependant / non-conditional on the sale of another property nor subject to any planning applications.
- The vendors are seeking cash buyers only.
- Proof of funds will be required to accompany any offer.
- Upon instructing conveyancers unconditional exchange will be required within 28 days of receipt of a draft contract.

Sale Method; *The Vendor reserves the option of selling by private treaty, seeking best offers, a private auction or any other method as seen fit. The vendors will be under no obligation to sell if using the above methods, or to accept any offer. All negotiations and any sale remains without prejudice and subject to contact until unconditional exchange.*

Agents Notes:

Former Bunker not inspected. Details as supplied by Client. The attached PLAN is for identification purposes only and subject to measured survey.

Services Currently no mains services are understood to be laid to the property. Mains water and electricity are understood to be in Mill Road. Applicants must satisfy themselves of availability by making their own enquiries of the relevant Authorities prior to submitting an offer.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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