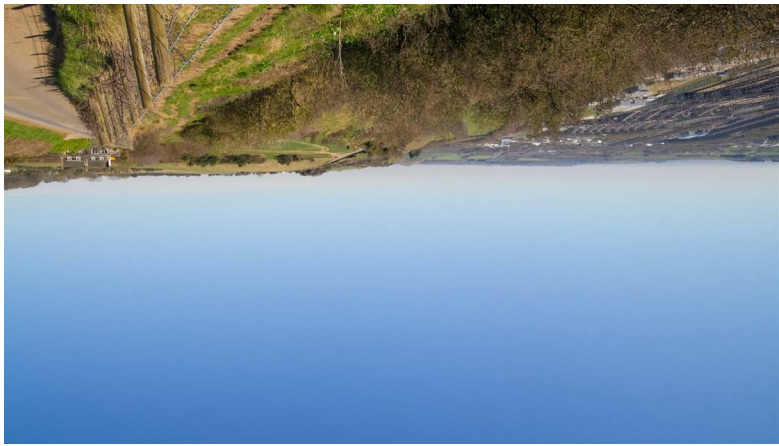


www.milesandbarr.co.uk/referral-fee-disclosure

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



FOLKESTONE
LAND NORTH SIDE OF CRETE ROAD WEST



FOLKESTONE
LAND NORTH SIDE OF CRETE ROAD WEST

£50,000



101 Sandgate Road, Folkestone, Kent, CT20 2BQ
t 01303 255335 e folkestone@milesandbarr.co.uk



- Cold War Bunker
- Area of Outstanding Natural Beauty
- North Downs Footpath
- Sea Views
- Potentail
- Off Street Parking for 6

LOCATION

Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

ABOUT

COLD WAR NUCLEAR BUNKER ON AMAZING PLOT OF LAND!

BUYERS FEES APPLY. THIS PROPERTY IS FOR SALE VIA THE MODERN METHOD OF AUCTION – Guide Price of £50,000 Well this is not your average listing!!

MILES AND BARR are pleased to be offering a parcel of land set on Crete Road West with beautiful views over to France! The plot is approximately 15 x 15 sq/m and occupies a spot off the road in beautiful surroundings and with gorgeous elevated views from its highest point. The plot is also set in an area of outstanding natural beauty and is set opposite the North Downs Way walking path.

Accessed via a ladder, the bunker is a Royal Observation Corps Monitoring Post built by the MOD in 1971. It was apparently the last one built of over 1500 in the UK and it is very rare for one of these bunkers to have main road access and a driveway, as well as to remain in such good structural condition. None of the original interior fixtures and fittings remain, but the bunker stays dry with a reasonable ambient temperature year round despite the weather outside.

The property has a gated driveway and can accommodate around 6 cars. This piece of land could be an ideal place to pull up the motor home and enjoy the view!

Around 1 metre from the perimeter, there is a mains water man hole, where there is the potential to connect a water supply and also there is an un-tested BT line to the bunker, which may be possible to reactivate. (both with relevant plannings and regulations)

The owner has informed us that under permitted development, you can increase the height of the fencing on 3 sides, and increase the width of the gateway as desired. Also, you can potentially put a shed up to 15sqm on site under permitted development, but we advise you seek further advice on this matter.

The site is totally unique and does not come around every day, with potential to use as a bolt hole for camping/motorhome holidays or even potential on the land for a holiday home, subject to relevant planning.

DESCRIPTION

