



the voice of experience

Guide Price

£220,000



35 High Street, , Dover CT16 1EB

- **AUCTION PROPERTY - CONTACT CLIVE EMSON AUCTION HOUSE**
- **GUIDE PRICE £220,000 - £240,000 + FEES**
- **FOUR BEDROOM MAISONETTE INVESTMENT PLUS VACANT YARD AND BUILDINGS WITH PLANNING FOR FOUR FLATS**
- **TO BE SOLD WITH TENANT IN SITU IN THE MAISONETTE**

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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29 Castle Street, Dover, Kent, CT16 1PT



To arrange a viewing please call **01304 246111**



AUCTION PROPERTY GUIDE PRICE £220,000 - £240,000 PLUS FEES.

*** CONTACT CLIVE EMSON AUCTIONEERS FOR ALL QUERIES www.cliveemson.co.uk ***

FOUR-BEDROOM MAISONETTE INVESTMENT PLUS VACANT YARD AND BUILDINGS WITH PLANNING FOR FOUR FLATS

Currently let at £6,300 per annum Plus vacant yard and buildings

An interesting Lot, comprising a four-bedroom maisonette located to the front of the site, a covered driveway leading to an open yard and buildings. The maisonette, which has its own ground floor entrance, may be suitable for sub-division to provide a first floor one-bedroom flat and a two-bedroom maisonette on the second and third floors, subject to all necessary consents being obtainable.

The yard including two buildings has Planning Permission for the existing buildings to be demolished and the erection of four flats with associated works. Equally, the yard and buildings may be suitable for a variety of alternative uses or for continuation as storage, subject to all necessary consents being obtainable.

PLEASE CONTACT CLIVE EMSON AUCTION HOUSE FOR VIEWING DETAILS, LEGAL INFORMATION AND FEES

Residential
Ground Floor
Own entrance with stairs to first floor.

First Floor
Landing, kitchen, dining room, living room and two store rooms - one with access to the roof garden.

Second Floor
Landing, two bedrooms and bathroom/W.C.

First Floor
Landing and two further bedrooms.

Tenancy
Let on an Assured Shorthold Tenancy at a current rental of £525 per calendar month.

Council Tax Band B
Yard and Buildings
Access to the covered driveway, store rooms, W.C., a two-storey single building and second building located to the rear of the site with storage facilities on ground, first and second levels.

Planning
Planning Permission has been granted by Dover District Council, under ref: 23/00460, dated 23rd January 2024, for the erection of four dwellings and associated works (existing buildings demolished), subject to conditions. A copy of the Planning Permission and accompanying documents may be

downloaded from the Local Planning Authority website, dover.gov.uk. Tel: 01304 872486.

Proposed Accommodation - Main Building
Flat 1 - Ground Floor
Hallway, open-plan kitchen/living/dining room, main bedroom with storage area, bedroom two and bathroom/W.C.

Flat 2
First Floor
Hallway, open-plan kitchen/living/dining room, main bedroom with storage area, bedroom two and bathroom/W.C.

Flat 3
Second Floor
Hallway, open-plan kitchen/living/dining room, main bedroom with storage, bedroom two and bathroom/W.C.

Separate Building
Flat 4 (Ground Floor)
Kitchen/dining room, living room with storage area and stairs to first floor.

First Floor
Landing, bedroom and bathroom/W.C.

Outside
Courtyard area, bin storage, bicycle storage and further external storage.

Viewing
Viewings of the yard and storage buildings by arrangement with the Auctioneers.

Freehold with Part Vacant Possession



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