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Fiveways, The Cross, Eastry CT13 0FZ

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# Commercial Premises

Fiveways, The Cross, Eastry, CT13 0FZ

## Auction Guide Price: £175,000 - £185,000 plus fees

The property is to be offered online by Clive Emson Auctioneers on 30<sup>th</sup> October 2025

To register to bid, view legal documents or for general auction enquiries please contact the auctioneers or visit their website [cliveemson.co.uk](http://cliveemson.co.uk)

### Freehold

**A commercial building in a central village location with scope for redevelopment in close proximity of Sandwich.**

#### Situation

The property is situated in the village of Eastry with easy access to the A256 Eastry Bypass. Sandwich which is approximately 2.5 miles to the north east offers a wide range of local amenities with Dover, 8 miles to the south and Canterbury, 10 miles to the west offering more extensive shopping facilities and a range of comprehensive and private schools. Both Canterbury and Dover offer high speed train services to London, taking 53 minutes and 66 minutes respectively. Dover Port and the Channel Tunnel provide easy access to mainland Europe.

#### Description:

The property which has a direct access onto Eastry High Street comprises the following:

Primary Building - a large multipurpose commercial building arranged over four floors with the first and second floors currently being used as a hairdressing salon and the ground floor and basement having been used as a café. The building is constructed of solid brick beneath a pitched and hipped roof clad in tile. There is an access at the front and rear of the building.

Overall, the building offers approximately 2819 sq ft of floor space.

Storage and Garage Building - constructed of solid brick walls with a flat roof, this building has been used for general storage. The building benefits from a large opening at the front suitable for vehicular access. The overall floor area totals approximately 124 sq ft.

Externally there is a small parking area adjacent to the garage, and a courtyard area providing access to the first floor.

#### Services

Mains water, electric, drainage and gas are connected.

#### Rights of Way and Easements

The land is sold subject to all existing covenants, wayleaves, easements, and rights of way whether public or private, specifically mentioned or not.

#### Planning

The building offers scope for redevelopment and could be used for a range of alternate uses subject to the necessary consents being obtained. Interested parties are advised to seek further advice from the local authority regarding any planning queries.



### Plan

A plan of the boundaries can be provided on request. The boundaries on this plan are indicative only and the land will be sold in accordance with the Registered Title. Plans are reproduced from the Ordnance Survey under Licence Number ES025698. The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchaser should not rely upon the statements or representations as fact and must satisfy themselves by inspection or otherwise as to the area being sold.

### Tenure & Possession

Freehold and vacant possession will be given on completion of the purchase.

### Local Authority

Dover District Council, Council Offices, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ.

### Method of Sale

The property is to be offered by private treaty as a whole. The seller reserves the right to take the property to informal tender, formal tender or auction should they so desire.

### VAT

Commercial sales and letting, release of tenancies and some other property transactions are subject to VAT and where relevant, VAT is charged in addition to any consideration quoted. VAT is not chargeable in this instance although the seller reserves the right to elect to tax without notice.

### Purchaser Identification

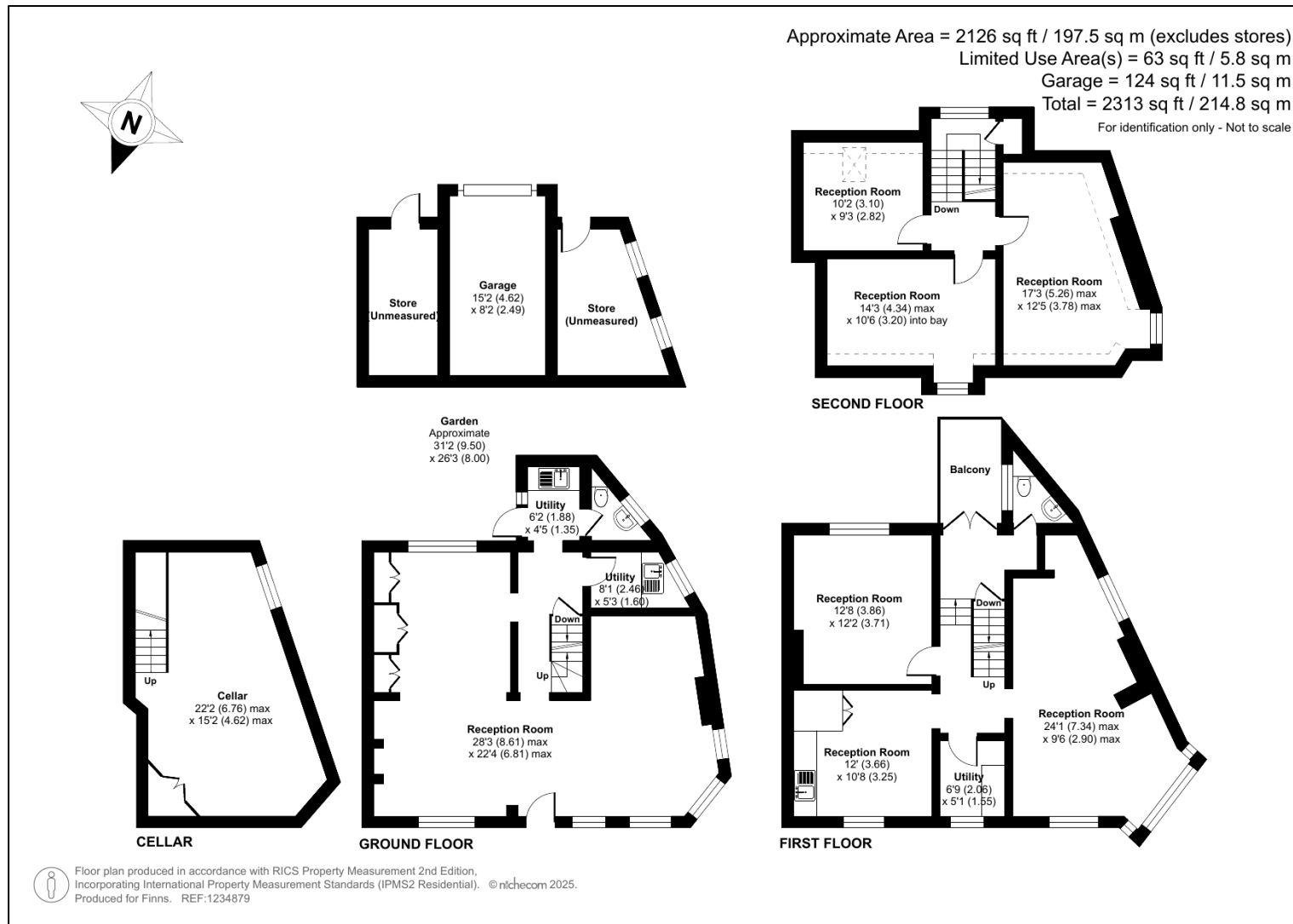
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification and funds for any interested parties.

### Viewing

Strictly by appointment with Finn's, Sandwich tel: 01304 612147 email: [sandwich@finns.co.uk](mailto:sandwich@finns.co.uk)

These details were produced, and photographs taken in January 2025





**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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