

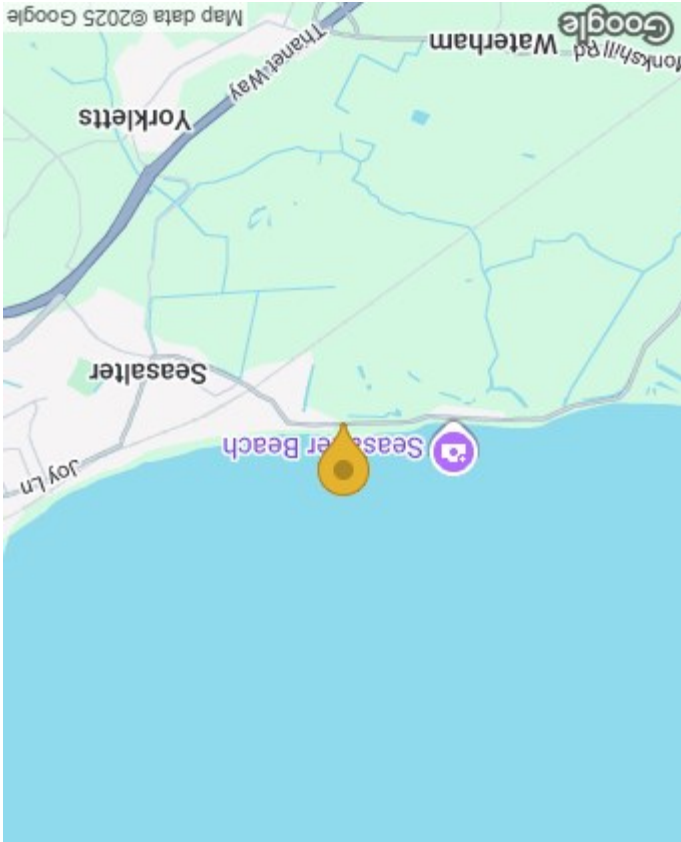


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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Not environmentally friendly - higher CO2 emissions	
Current	Potential

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EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
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254 Faversham Road
Seasalter, Whitstable, CT5 4BL

Working for you and with you



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FOR SALE VIA SECURE ONLINE BIDDING -
TERMS & CONDITIONS APPLY

STARTING BIDS FROM £200,000

Rarely available - Two parcels of land under one Title
are being offered for sale in Seasalter.

Land 1 provides direct beach access.

Land 2 benefits from a mains water supply and
planning permission for the existing summerhouse.

The two parcels of land are approximately 135' x 75'
and 135' x 100'.

Seasalter is situated between Faversham and
Whitstable on the North Kent coast.

There are an array of amenities in both Faversham
and Whitstable with two popular pubs and
restaurants nearby.



By Auction £200,000



LAND MEASUREMENTS

Measurements are provided as a guide.

Land 1

130' x 100' (39.62m x 30.48m)

Land 2

130' x 75' (39.62m x 22.86m)

LOCATION & AMENITIES

There is a convenience store in Faversham Road (0.9 miles).

Estuary View Medical Centre/Minor Injury Unit is approximately
1.7 miles.

Prospect Retail Park (Aldi, Marks & Spencer Foodhall, Home
Bargains, Halfords and Pets at Home) approx 1.7 miles

The A299 provides easy access to the A2/M2.

AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the marketing
agent on this online auction sale and are referred to below as
'The Auctioneer'.

This auction lot is being sold either under conditional (Modern)
or unconditional (Traditional) auction terms and overseen by the
auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment
only via the Marketing Agent or The Auctioneer. Bids can be
made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject
property will require your details being shared between both any
marketing agent and The Auctioneer in order that all matters can
be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by
The Auctioneer, all bidders/buyers will be required to adhere to a
verification of identity process in accordance with Anti Money
Laundering procedures. Bids can be submitted at any time and
from anywhere.

Our verification process is in place to ensure that AML
procedures are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid'
or 'Guide Price' and is accompanied by a 'Reserve Price'. The
'Reserve Price' is confidential to the seller and the auctioneer
and will typically be within a range above or below 10% of the
'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer
permitting for the property (the lot) to be sold prior to the end of
the auction.

A Legal Pack associated with this particular property is available
to view upon request and contains details relevant to the legal
documentation enabling all interested parties to make an
informed decision prior to bidding. The Legal Pack will also
outline the buyers' obligations and sellers' commitments. IT IS
STRONGLY ADVISED THAT YOU SEEK THE COUNSEL OF A
SOLICITOR PRIOR TO PROCEEDING WITH ANY PROPERTY
AND/OR LAND TITLE PURCHASE.

AUCTIONEER'S ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the
seller, upon exchange of contracts the successful bidder will be
expected to pay a non-refundable deposit equivalent to 5% of the
purchase price of the property. The deposit will be a contribution
to the purchase price.

A non-refundable reservation fee up to 6% inc VAT (subject to a
minimum which could be up to £7,200 inc VAT) is also required
to be paid upon agreement of sale. The Reservation Fee is in
addition to the agreed purchase price and consideration should
be made by the purchaser in relation to any Stamp Duty Land
Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe
necessary or beneficial to the customer to pass their details to
third party service suppliers, from which a referral fee may be
obtained. There is no requirement or indeed obligation to use
these recommended suppliers or services.

