

# Lot 9

By Order of A2 Dominion Housing

## Mill House, Mill Lane, Coldblow, Nonington, Kent CT15 4HW

**GUIDE PRICE: £230,000**



### IMPOSING DETACHED FORMER CARE HOME IN RURAL SURROUNDINGS

This imposing detached dwelling that sits on a hilltop location overlooking vast open grounds to all sides has previously been used as a care home facility and is being offered for sale with full vacant possession. The property sits on a plot of 0.43 acres and may be suitable for a number of uses such as residential subject to obtaining any necessary planning consents that may be required. The understand that the property benefits from oil fired central heating and does retain a number of character style features. However, the property is in need of a great deal of improvement and updating and will be of interest to investors/ developers and occupiers.

#### LOCATION

Nonington is a village situated halfway between the historic city of Canterbury and the channel port of Dover in the South East of England. Probably the most famous treasure is the Majesty Oak, the largest

maiden oak in the UK and this can be found hidden away on the outskirts of the village. The village is approximately 14 miles away from the A2 and is accessed via the B2046. Mill Lane is on the outer edge of the Village, secluded and surrounded by open fields.

#### ACCOMMODATION

Entrance porch, spacious entrance hall, cloakroom, kitchen, inner hallway, utility room, boiler room, shower room, reception room one, bathroom, two further wet rooms, reception two, conservatory, reception room three, first floor landing, room one, room two, room three, room four, bathroom, extensive gardens to three sides and ample parking.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Dover District Council 01304 821199  
Council Tax Band: G

#### VENDOR'S SOLICITORS

Nick Pentecost, Rawlison Butler,  
Griffin House, 135 High Street,  
Crawley RH10 1DQ. 01293 558528

#### VIEWING TIMES

30/10, 5/11, 10/11 – all at 11am

#### NOTE

The special conditions of sale provide that the purchaser is to pay an additional sum of 1.25% + VAT of the purchase price towards the vendor's expenses.



STARTING BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN

FINAL BID