

FOR SALE



Crown Buildings, Soar

Marlborough, Devon, TQ7 3DS



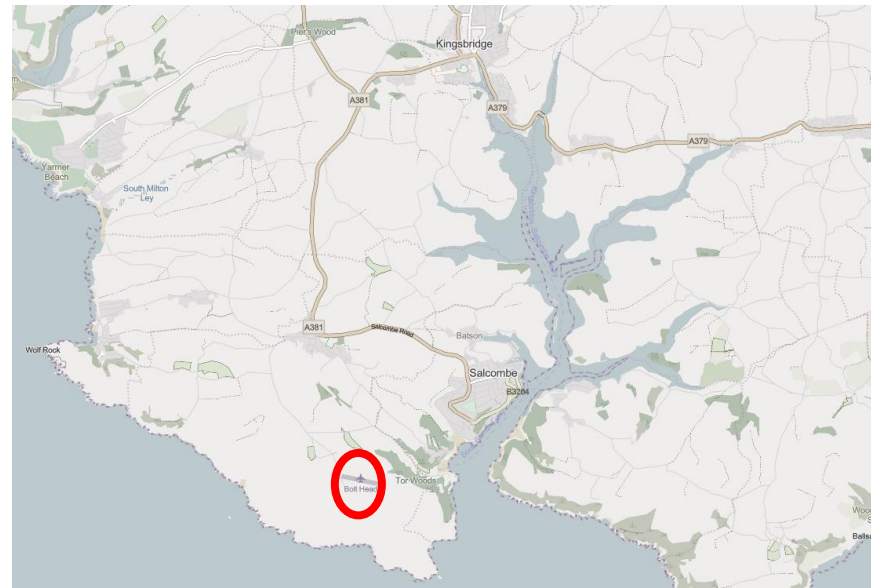
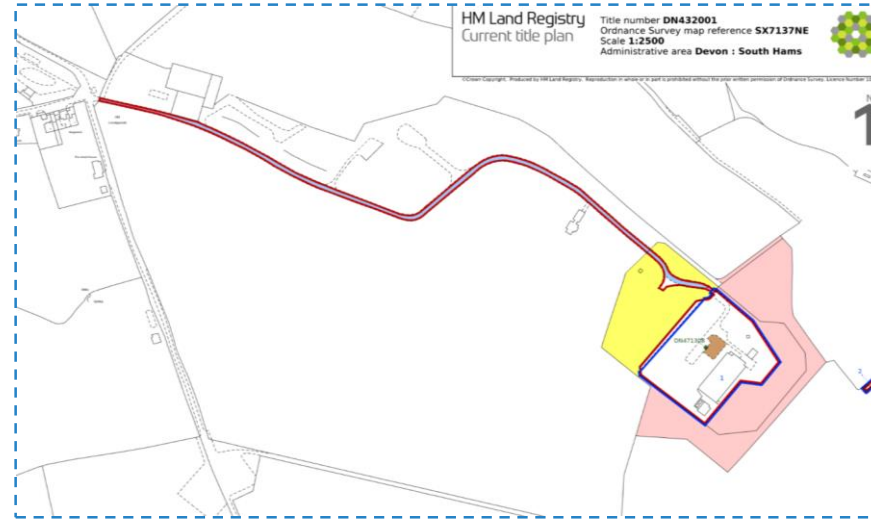
LOCATION

Situated in an elevated position inland from Bolt Head the site overlooks the sea and estuary at Salcombe and East Portlemouth within an area of outstanding natural beauty. The site adjoins the former RAF Bolt Head, which is now a privately run airfield.

Salcombe is famous for its picturesque situation and is considered one of the most popular holiday destination towns in South Devon. The town boasts superb coastal views and is situated in the South Devon Area of Outstanding Natural Beauty. The villages of Malborough 1.5 miles) and Hope Cove (2.5 miles) are also close by and Kingsbridge is approximately 5.4 miles.

Surrounded by farmland and with open coastal views the location is both scenic and dramatic.

The Crown Building is positioned to the South East corner of the plot which measures 1.12 hectares (2.77 acres) with a private access road of approximately 1.5 km providing a further 0.5 hectares/1.23 acres.





HISTORY

The Crown Building as it is now named has had a number of uses over the years and the structure that stands today was mostly completed in 1954 as a part of an Air Ministry ROTOR program. What was originally called the Hope Cove R6 Control Bunker, it's purpose was as a RADAR control station built underground to withstand attack from the air. It was active until 1957 after which time it was briefly used as an RAF fighter control school until transfer to the Home Office in 1958. Home Office use was as a Regional seat of Government that would control the South West in the event of nuclear war and was maintained for this purpose until closure in the early 1990's.

The building is Grade II listed as a rare survival of a Rotor R6 operations block of which only 5 were built, as a two storey bunker of semi-sunken design. It was designed to resist the affects of a 5 kiloton nuclear explosion and there are no windows within the building. The only openings within the structure are at each end of the ground floors, which still have the original blast doors and lobbies. The roof is a flat concrete slab, with a concrete parapet.

The adjoining RAF Bolt Head was decommissioned in 1947, but today is used as a private airfield for light aircraft.

In more recent years, the site has been used for a variety of uses including secure archive storage and it recently used as a venue for an art exhibition. The current owners have undertaken pre planning enquiries and responses are held on file for interested parties.



THE BUILDING

The approximate GIA of the bunker is 33,000 sq ft and the site boundary extends to approximately 4 acres (1.62 Ha) which includes the private access road of approximately 1.5 kilometers.

A semi-underground structure with 56 rooms over the two floors.

RADIO TRANSMISSION MAST

Included within the sale is a 150 ft mast which currently benefits from one user producing an annual income of £6,000.

SERVICES

The bunker is served by septic tank drainage, mains electricity and private water via bore hole and electric ram.



GENERATORS AND OTHER PLANT

There are two generators included (untested) but include one Cummins 375kva unit installed in 1993 and one non-functioning 375kva Meadows unit installed in the 1950's. Both are fed from an underground 30,000 litre diesel tank which was installed circa 1991 (untested).

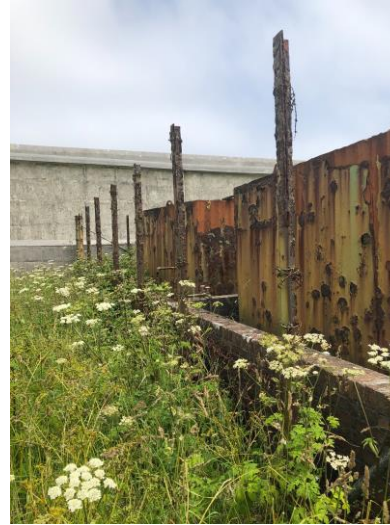


METHOD OF SALE

Offers are invited on a informal tender basis with a guide price of £575,000 and should be received no later than **12 noon on Friday 17 April 2020**. All offers should be addressed to:

Michael Easton
JLL
Ground Floor, The Senate
Southernhay Gardens
Exeter, EX1 1UG

or by email to
Michael.Easton@eu.jll.com



THE OFFER MUST CONTAIN THE FOLLOWING INFORMATION:

- Name and address of purchaser.
- Amount offered for the property as a whole.
- All offers should be in pounds sterling.
- All offers should be accompanied with proof of funding or supported funding for the purchase price
- The offer should contain the solicitor's information for the purchaser
- The offer should state whether it is made on an unconditional basis or is subject to conditions such as planning.
- If the offer is subject to planning permission being granted, then detail of the planning permission required should be submitted along with any confirmations that pre-application discussions have taken place with the planning authority.
- Confirmation of an expected timing for exchange and completion of the purchase.

Our clients reserve the right not to accept the highest or any bid, our clients also reserve the right to sell the property prior to the best bid date.



VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents.

Interested parties should not attend the site without a formal
appointment

Michael Easton

t: 01392 429 381

m: 07527 388 045

e: michael.easton@eu.jll.com

