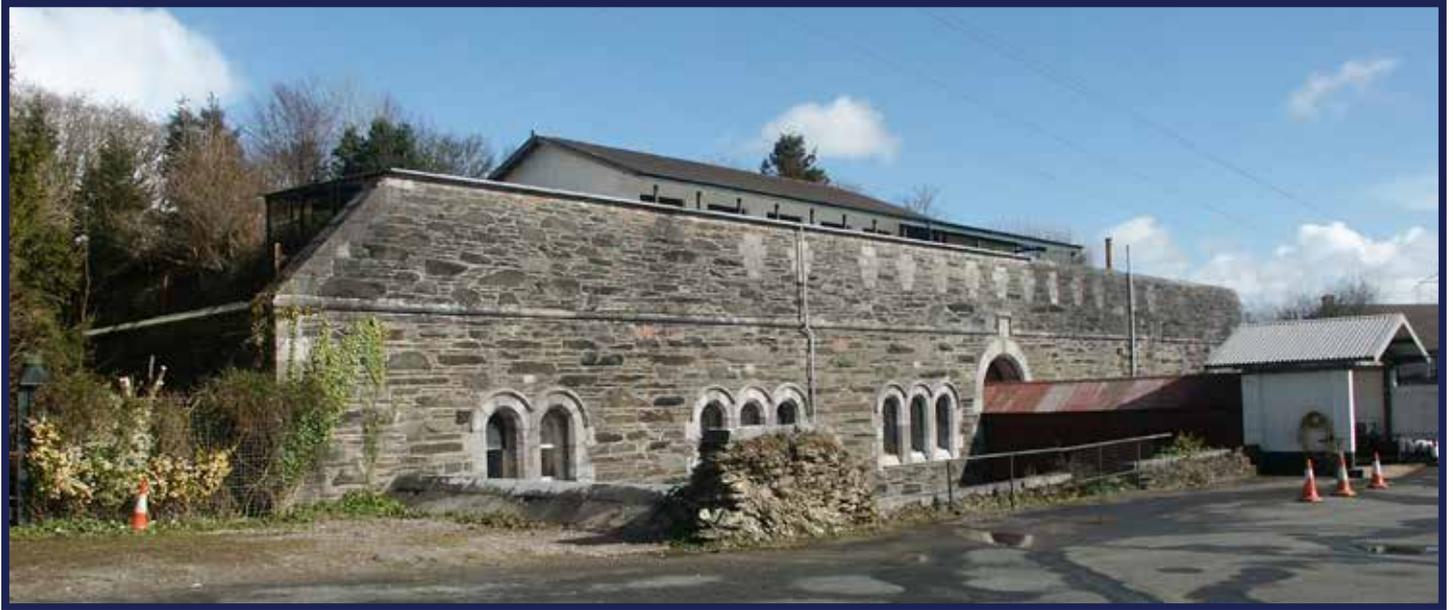


Lot No.: 9

EGGBUCKLAND KEEP, FORT AUSTIN AVENUE CROWNHILL, PLYMOUTH, DEVON, PL6 5NX



- Freehold with vacant possession of the entirety with the exception of 3 existing informal tenancies in place in respect of 4 of the 16 commercial units within the building ●
- A rare opportunity to acquire one of Plymouth's landmark properties which has been in its present ownership for over 50 years ●
- Currently utilised on a long established basis for commercial and residential purposes but offering a wide range of potential future uses subject to any necessary planning consent being obtained for change of use ●
- An outstanding investment proposition capable of generating a high rental income when all units fully let ●

Property Details - Location and Description

Eggbuckland Keep dates from about 1872 and is a Grade II* Listed Building and Scheduled Ancient Monument – one in a line of massive Palmerstonian defences built around Plymouth to defend Plymouth and Devonport Naval Base against the perceived threat of land and sea attack.

Reputedly the last Keep built in England and intended to have a dual purpose as a barracks for 230 men and a strengthened inner defence position of last resort, it has been described by English Heritage as “one of the most significant buildings in Plymouth and a designated heritage asset of national importance”.

Eggbuckland Keep occupies an elevated position at the junction of Fort Austin Avenue and Shirburn Road and from the top of the site enjoys the benefit of distant panoramic views over the City from Plymouth Sound to the south to Dartmoor National Park to the north.

The massive 5 sided quarry stone building has cut limestone windows, copings and corbels with granite internal stairways. It is divided into 16 units intersected by long, wide hallways and the total area of the ground and first floors of the building is about 1800 square metres.

Guide Price circa £600,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

Wolferstans, Deptford Chambers, 60/66 North Hill, Plymouth PL4 8EP

Tel: 01752 663295 FAX: 01752 672021

DX: 8206 Plymouth 1 Reference: John Chapman

Lot No.: 9

EGGBUCKLAND KEEP, FORT AUSTIN AVENUE CONTINUED

The self contained residential unit on the roof was converted with the benefit of planning consents from Military buildings constructed during the Second World War.

There are a pair of high security gates at the entrance to the driveway to Eggbuckland Keep with additional security within and the overall area of the site including the main building, entrance drive, earth banks, yard, dry moats and car park which can accommodate about 25 vehicles is about 5000 square metres.

Retail trading has taken place from Eggbuckland Keep since 1966, initially as a DIY retailing outlet with planning consent granted in 1967. In later years internal units have been let out for a variety of uses and retail and storage has continued ever since including some of the outside spaces. Leisure activities have proved to be popular for previous tenants and indeed the building lends itself for this type of use.

The high security features of the site have proved to be particularly attractive to tenants. The old ammunition store which extends in area to approximately 127 M² has walls which are about 8' thick and provides a very secure facility which is typical of the building as a whole.

Included with the sale of the property are a range of outbuildings and storage facilities together with various materials, items of equipment, fittings and other contents which could prove to be of use for future maintenance purposes. The former includes a chalet at the top of the building previously used as an office, a substantial workshop, several containers including an insulated cement store and a grey box truck body.

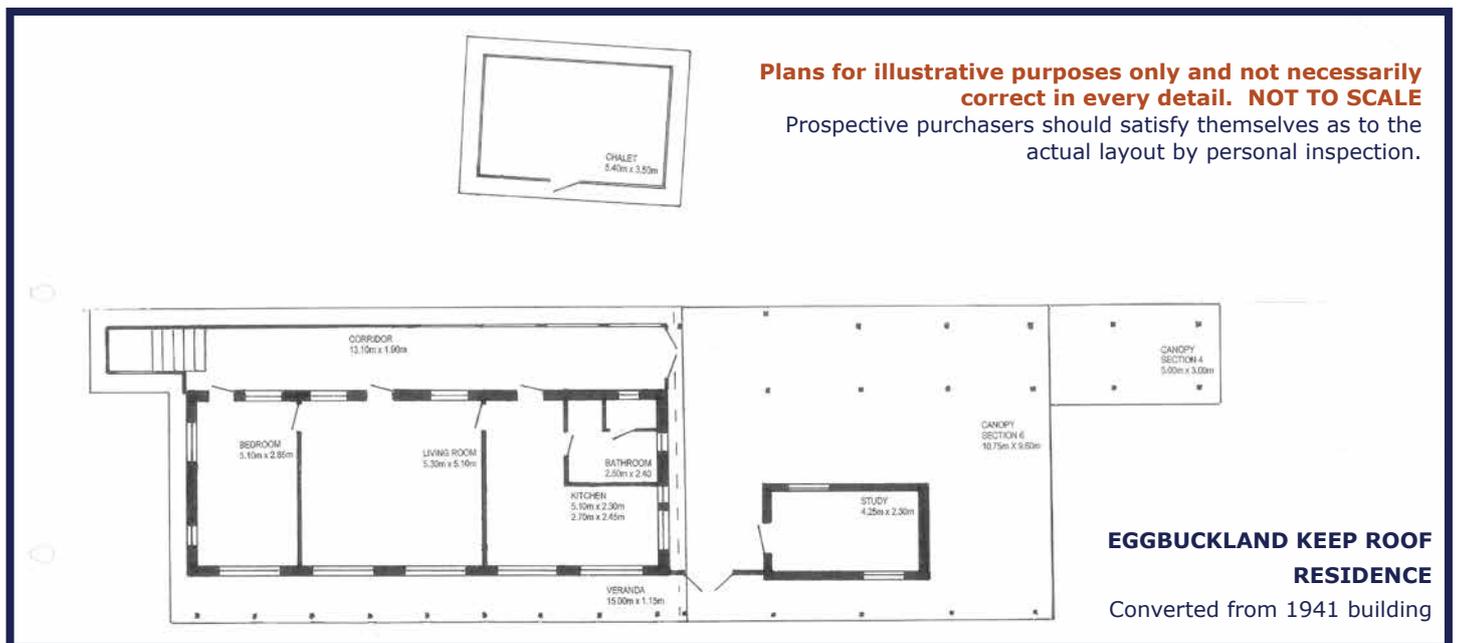
Eggbuckland Keep affords the opportunity for any future owner to expand the existing use or to develop the site for any other purpose for which planning permission may be required. However there is already in existence permission to undertake the continuation of works to extend the roof canopy which has been part completed by the present owner. Full details are available in the legal pack.

The property incorporates many interesting features including a tunnel which originally linked Eggbuckland Keep to Forder Battery. Some 200 metres or so in length this tunnel is included in the sale of the freehold. Other original features include four caponiers, two magazine stores interconnected with the ammunition store and various spiral staircases and cantilevered stairways. This historic building provides a fascinating insight into the Victorian era and our military past.

The present owner has maintained a comprehensive record of documentation relating to the property including planning history, notices relating to the heritage status of the site and other relevant matters which are available for inspection by any interested parties and which will be passed over to a new owner on completion of sale.

A legal pack is also available for inspection by contacting the Auctioneers or vendor's Solicitors.

An inspection of this exceptional property is essential to appreciate its many attributes and original features.



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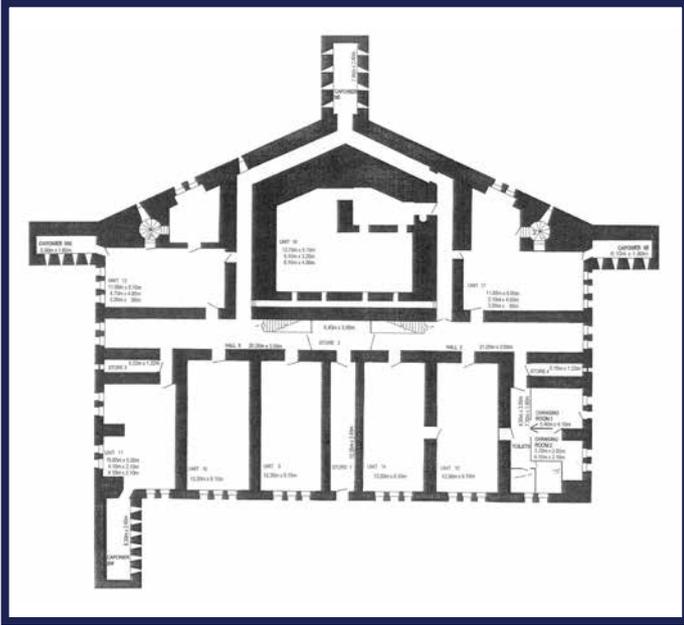
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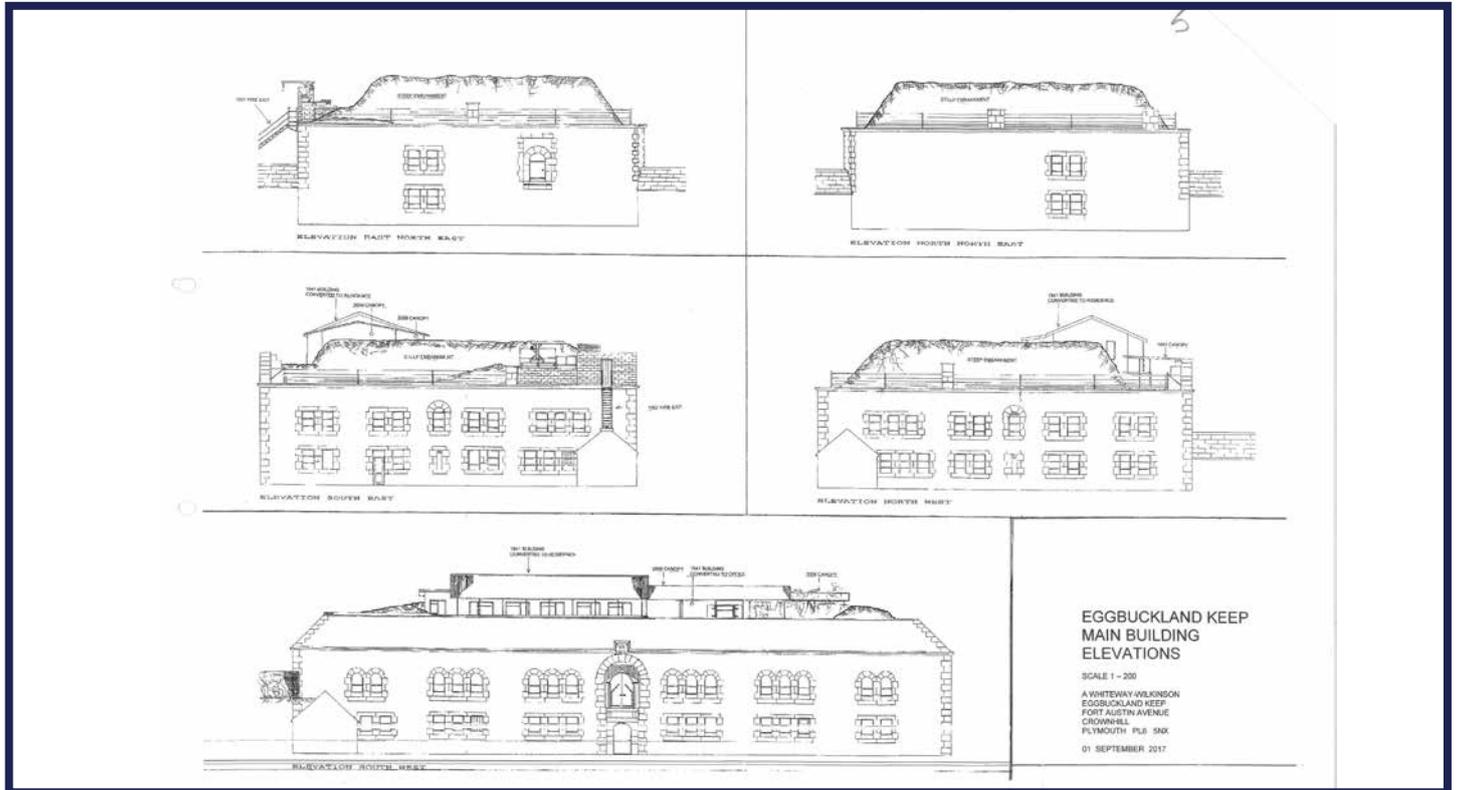
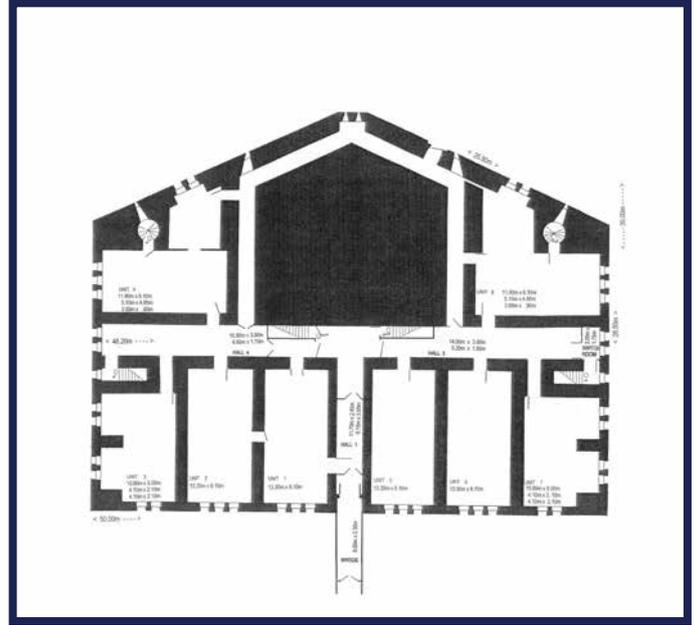
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EGGBUCKLAND KEEP, FORT AUSTIN AVENUE CONTINUED

Ground Floor Plan



First Floor Plan



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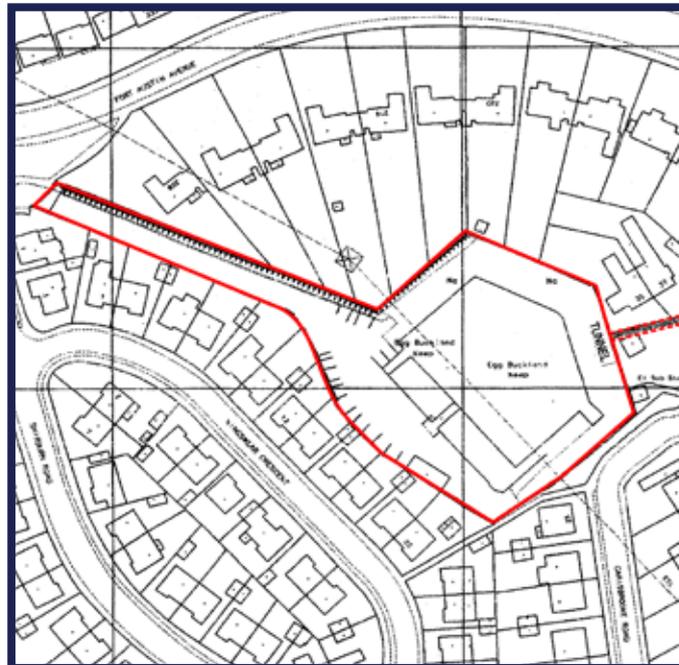
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EGGBUCKLAND KEEP, FORT AUSTIN AVENUE CONTINUED



Plans for illustrative purposes only and not necessarily correct in every detail. NOT TO SCALE
Prospective purchasers should satisfy themselves as to the actual layout by personal inspection.

Guide Price circa £600,000

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Vendors Solicitors

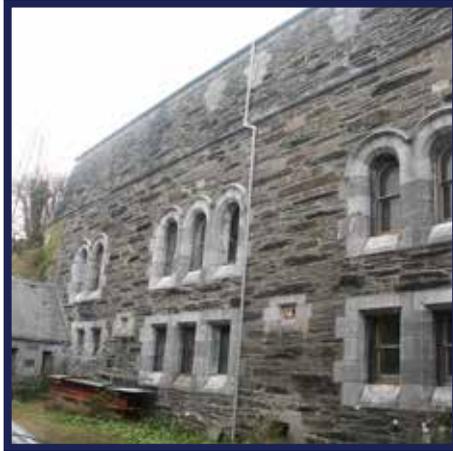
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EGGBUCKLAND KEEP, FORT AUSTIN AVENUE CONTINUED



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