



## Cold War Bunker and small area of Grassland

Single parcel of land extending to approximately 0.086 acres with a Cold War Bunker  
Honingham Road | Barnham Broom | Norwich | NR20 3NE

For Sale by Private Treaty

## DESCRIPTION

Arnolds Keys are delighted to be instructed to bring to the market a Cold War Bunker and surrounding area of grassland just outside the popular village of Barnham Broom.

The Bunker has direct road access from the Honingham Road.

We understand that the former Royal Observer Corps monitoring post (Bunker) was first used in March 1962 until September 1991.

The Bunker consists of a metal raised manhole lid giving access down a metal staircase to two rooms. One room is a small toilet with the other larger room measuring approximately 4.75m x 2.25m. There is a vent to the far wall of the large room.

The Bunker does not have the benefit of any services.

## LOCATION

The Bunker is situated approximately 1.5 miles north of the village of Barnham Broom. The Bunker is located within easy access of the A11 and A47, which provide easy access to King's Lynn, Norwich, Wymondham and London.

The village of Barnham Broom itself offers plenty of local amenities including a local shop, a pub, Barnham Broom Hotel Golf and Country Club and the extremely popular Painted Barn Cafe.

## DIRECTIONS

If approaching Barnham Broom from Norwich turn off the A47 at Berry's Lane. At the end of Berry's Lane, go straight over the four cross ways. Continue along this road for approximately 0.7 miles with the bunker being situated on the left-hand side.

**Postcode:** NR20 3NE      **What3Words:** ///bucket.area.importing

## GENERAL REMARKS AND STIPULATIONS

### VIEWING

The site may be viewed on foot only during daylight hours, with a copy of these particulars to hand. However, for safety reasons no internal inspections of the bunker will be available prior to completion. Please rely on photographs within these Sale Particulars with additional photographs being available on the Arnolds Keys website.

### METHOD OF SALE

The property is offered for sale by Private Treaty with a **guide price of £25,000**.

### TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

## MINERALS, TIMBER AND SPORTING RIGHTS

In so far that they are owned by the vendor, the minerals, timber and sporting rights are included in the sale.

## LAND REGISTRY

The land is Registered with Land Registry. The Title number for this Parcel of land is NK165776.

## PLANNING

The property is within the jurisdiction of South Norfolk and Broadland Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

## RIGHTS OF WAY, EASEMENTS, WAYLEAVES & COVENANTS

The property is sold subject to, and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not.

## OUTGOINGS

Environment Agency General Drainage Charges.

## AUTHORITIES

South Norfolk and Broadland Council – 0800 3896109

Norfolk County Council – 0344 800 8020

Environment Agency – 0870 850 0250

## VAT

In addition to the purchase price, should any sale on the property or rights attached to it become a chargeable supply in terms of Value Added Tax, such tax shall be payable by the Purchaser in addition.

## PARTICULARS AND PLANS

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

## DISPUTES

Should any dispute arise between the Vendor and the purchaser(s) as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations we are required to check the identity of the successful purchaser.

These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Photographs dated May 2023; Particulars dated May 2023.

**01603 250808**

Offices at Aylsham and Norwich

**Arnolds | Keys**  
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