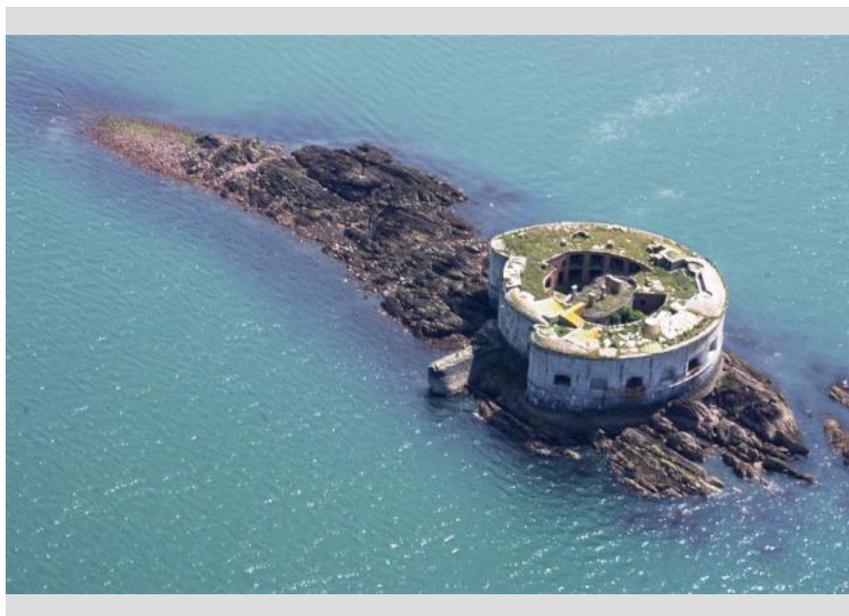


Stack Rock Fort, Gelliswick, Milford Haven

Starting Bid: £150,000.00



Ever thought about owning your own private island off the coast of Pembrokeshire? Well this is the ideal opportunity for you!!!

The chance has arisen to purchase your very own Grade 2 * listed fort off the coastal town of Milford Haven which history states was constructed between the years of 1850 - 1852. It was constructed as a gun fort with the design and idea to protect the town of Milford Haven if ever invasion were to take place.

The gun fort was disarmed in 1929 however original features are still in place. The best thing we can suggest to get a more visual representation of the property is to click on this fantastic drone video on the link below and here you will be able to see the exact fort as it now currently stands:

There is also an existing website for the property where you can find out further information on

Due to the nature of this property we are restricting this sale to proceedable, cash buyers only and we will be requesting proof of funding up front before any viewings take place. Please also be aware that when viewings do take place then tide tables and weather conditions will all be taken into account as a boat will have to be chartered to access the island.

Please note this fort is privately owned and access is not possible without the vendors permission.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being

4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.