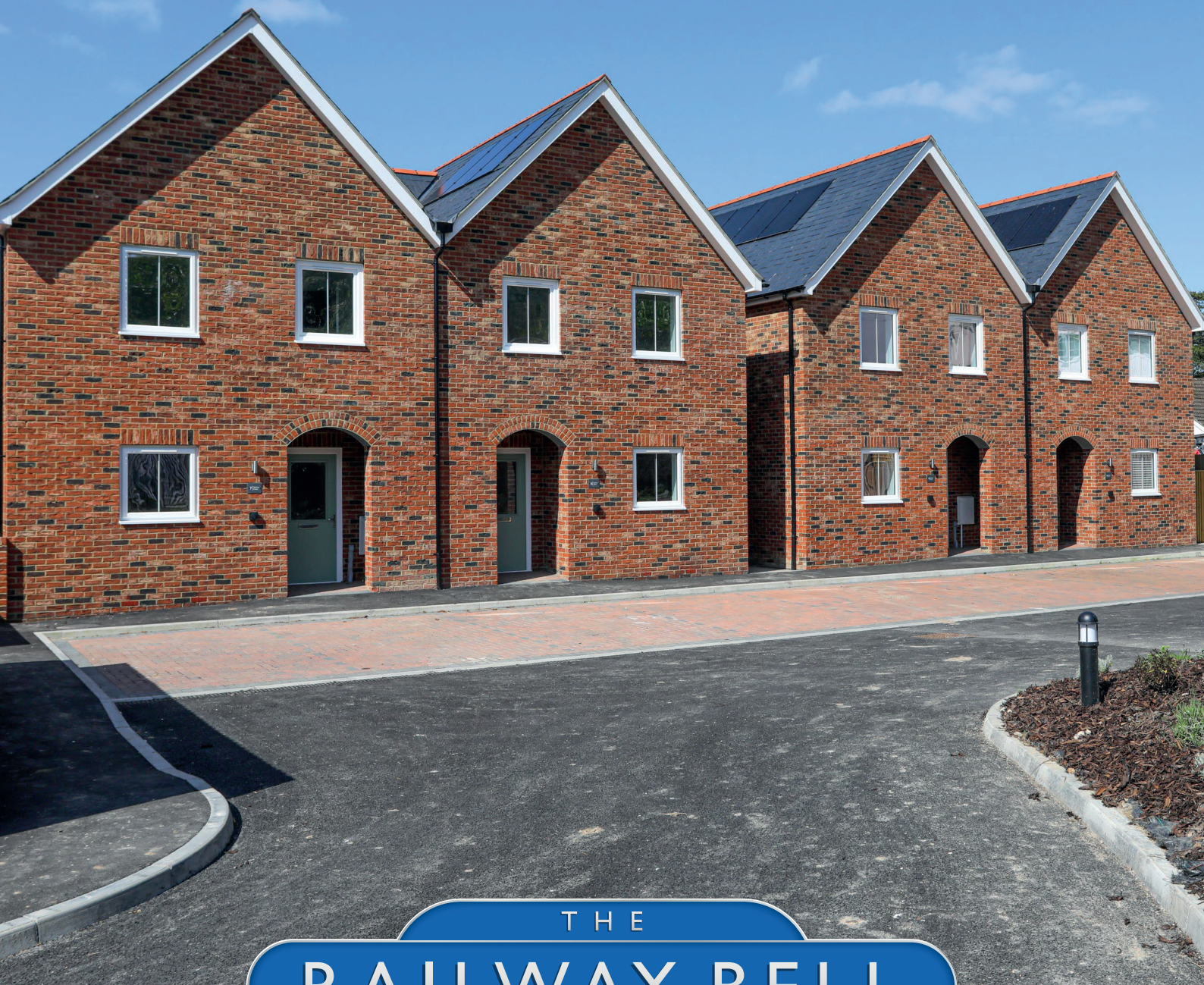




THE
RAILWAY BELL
RIVER



miles&barr
LAND & NEW HOMES



The Railway Bell is a fantastic exclusive development offering six brand new houses and six newly converted apartments.

located in the sought after village of River and having just been completed in May 2024 are now ready for occupation! Within the conversion sit a combination of one and two bedroom apartments, all of the ground floor apartments have a private courtyard garden area and the first floor apartments benefit from a communal garden. Working with the original shape of the building, each apartment offer a variation of layouts and all come with one parking space.

This fantastic development is being created by a local reputable developer, we have sold numerous new home sites by this particular client. Each home come with a 10 year warranty, the kitchens include a Bosch oven and hob, Lamone fridge/freezer, dishwasher and washing machine.

For further information please contact: Miles & Barr Land & New Homes
dover@milesandbarr.co.uk | 01304 202 111

*Please note some of the images used in this brochure are computer generated and subject to change.

River has a strong identity and sense of place in Dover.

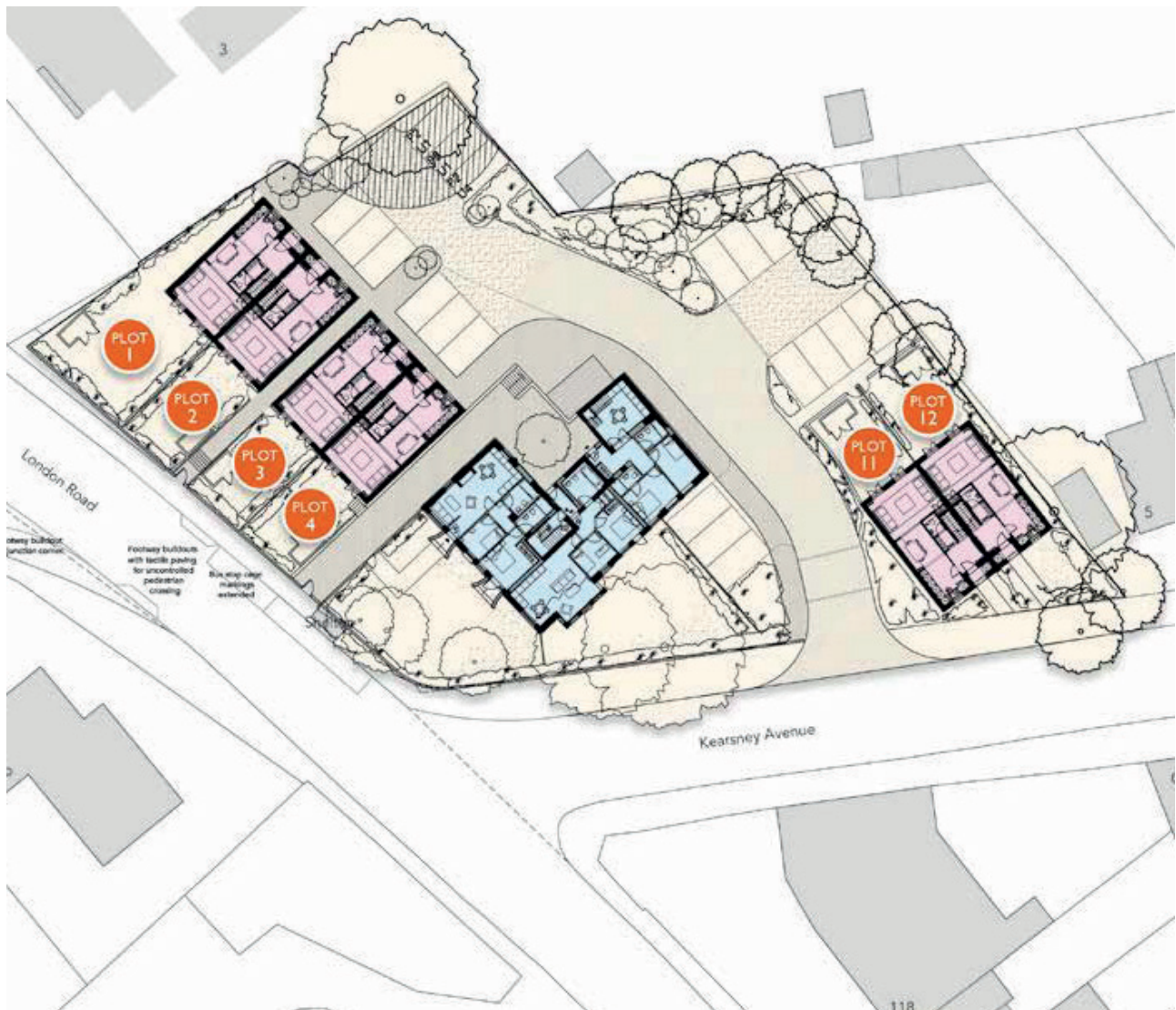


River is a sought-after village situated between the historic town of Dover and the neighbouring village of Temple Ewell. In transport terms, River is well connected, being close to the A2 and A20 trunk routes having a railway station at Kearsney with direct services to London and only three miles from the Port of Dover.

River has a strong identity and sense of place in Dover. The village has a Primary school taking almost all of its intake from the village itself. Its population supports a wide variety of local interest groups such as drama, gardening and society activities and is home to Dover Athletic F.C.

The village presently has three public houses, a green grocer, a Co-Op convenience store and still retains its Post Office.

River has a historic park called Kearsney Abbey and another two adjacent parks namely Russell Gardens and Bushy Ruff.



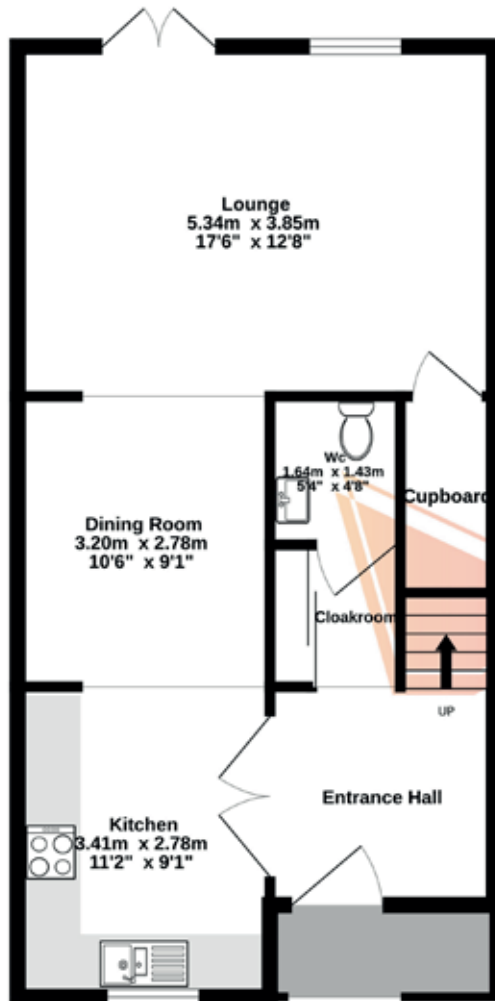
PLOT NO.	POSTAL ADDRESS	BEDS/BATHS	TYPE	OUTSIDE SPACE	PARKING	SQ.FT
1	House 10, Railway Close, Kearsney, Dover CT16 3RG	3 Bed/2 Bath	Semi Detached House	Private Garden	2 Spaces	1151
2	House 9, Railway Close, Kearsney, Dover CT16 3RG	3 Bed/2 Bath	Semi Detached House	Private Garden	2 Spaces	1151
3	House 8, Railway Close, Kearsney, Dover CT16 3RG	3 Bed/2 Bath	Semi Detached House	Private Garden	2 Spaces	1151
4	House 7, Railway Close, Kearsney, Dover CT16 3RG	3 Bed/2 Bath	Semi Detached House	Private Garden	2 Spaces	1151
11	House 3, Kearsney Avenue, Kearsney, Dover CT16 3BU	3 Bed/2 Bath	Semi Detached House	Private Garden	2 Spaces	1151
12	House 1, Kearsney Avenue, Kearsney, Dover CT16 3BU	3 Bed/2 Bath	Semi Detached House	Private Garden	2 Spaces	1151
5	Flat 6, Railway House, Railway Close, Kearsney, Dover CT16 3RG	2 Bed/2 Bath	Apartment - Ground Floor	Private Courtyard	1 Space	667
6	Flat 2, Railway House, Railway Close, Kearsney, Dover CT16 3RG	2 Bed/1 Bath	Apartment - Ground Floor	Private Courtyard	1 Space	657
7	Flat 1, Railway House, Railway Close, Kearsney, Dover CT16 3RG	2 Bed/2 Bath	Apartment - Ground Floor	Private Courtyard	1 Space	753
8	Flat 3, Railway House, Railway Close, Kearsney, Dover CT16 3RG	1 Bed/1 Bath	Apartment - First Floor	Communal Courtyard	1 Space	560
9	Flat 4, Railway House, Railway Close, Kearsney, Dover CT16 3RG	1 Bed/1 Bath	Apartment - First Floor	Communal Courtyard	1 Space	538
10	Flat 5, Railway House, Railway Close, Kearsney, Dover CT16 3RG	1 Bed/1 Bath	Apartment - First Floor	Communal Courtyard	1 Space	538

*Subject to change

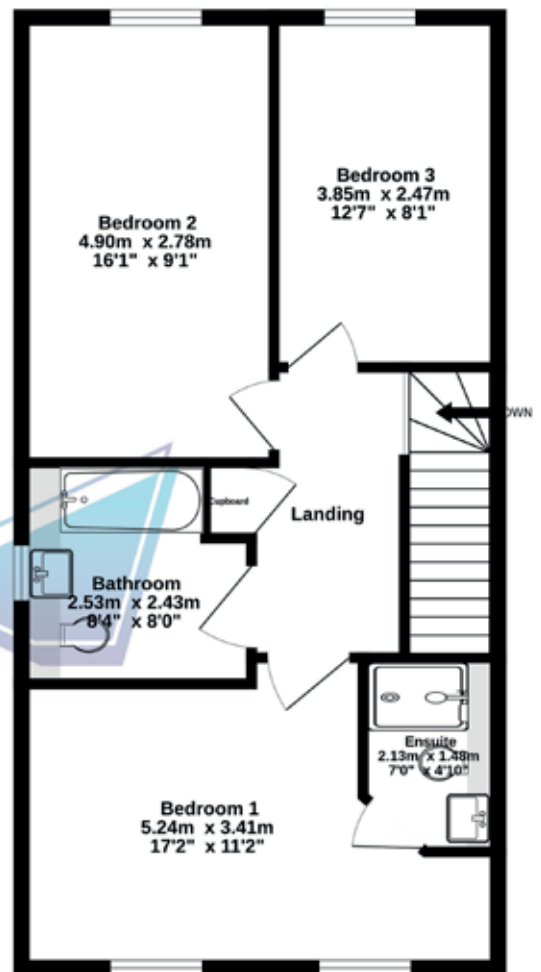


PLOTS 1, 3 & 12

GROUND FLOOR
53.5 sq.m. (576 sq.ft.) approx.



1ST FLOOR
53.5 sq.m. (576 sq.ft.) approx.



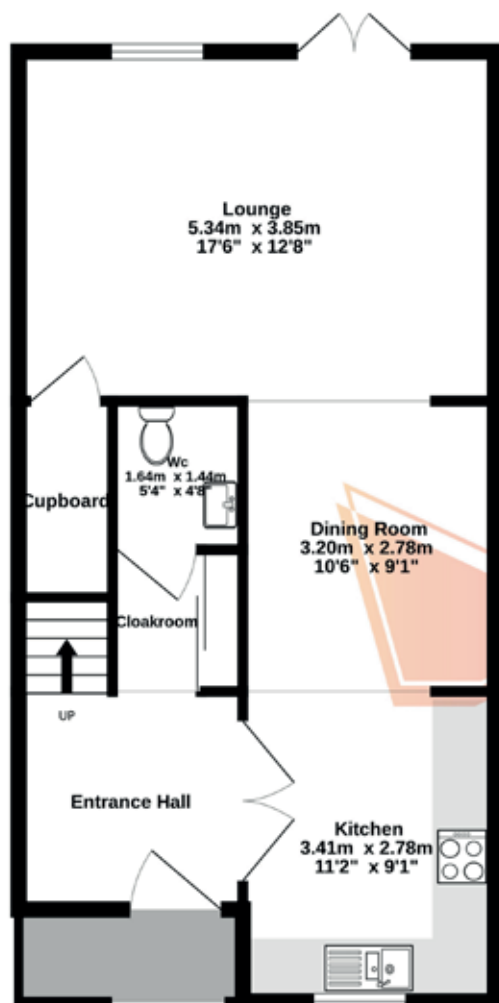
TOTAL FLOOR AREA : 107.0 sq.m. (1152 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

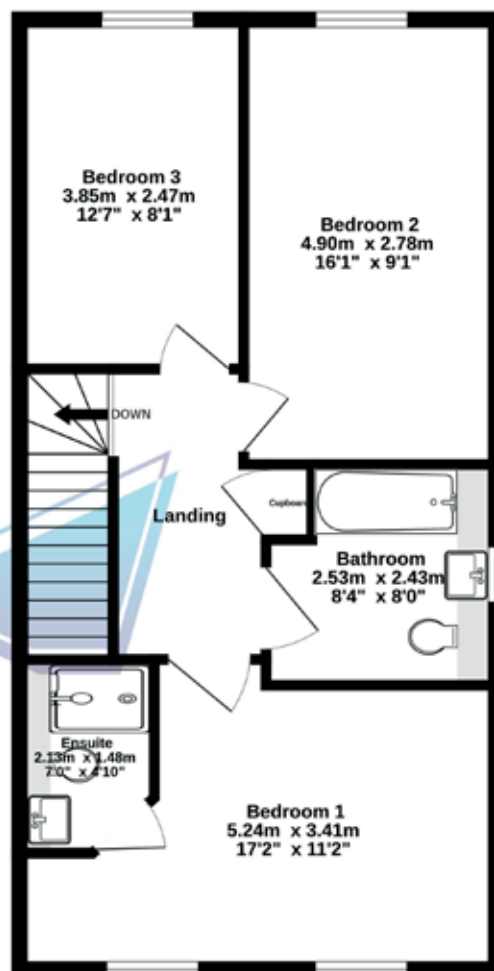
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PLOTS 2, 4 & 11

GROUND FLOOR
53.5 sq.m. (576 sq.ft.) approx.



1ST FLOOR
53.5 sq.m. (576 sq.ft.) approx.



TOTAL FLOOR AREA : 107.0 sq.m. (1152 sq.ft.) approx.

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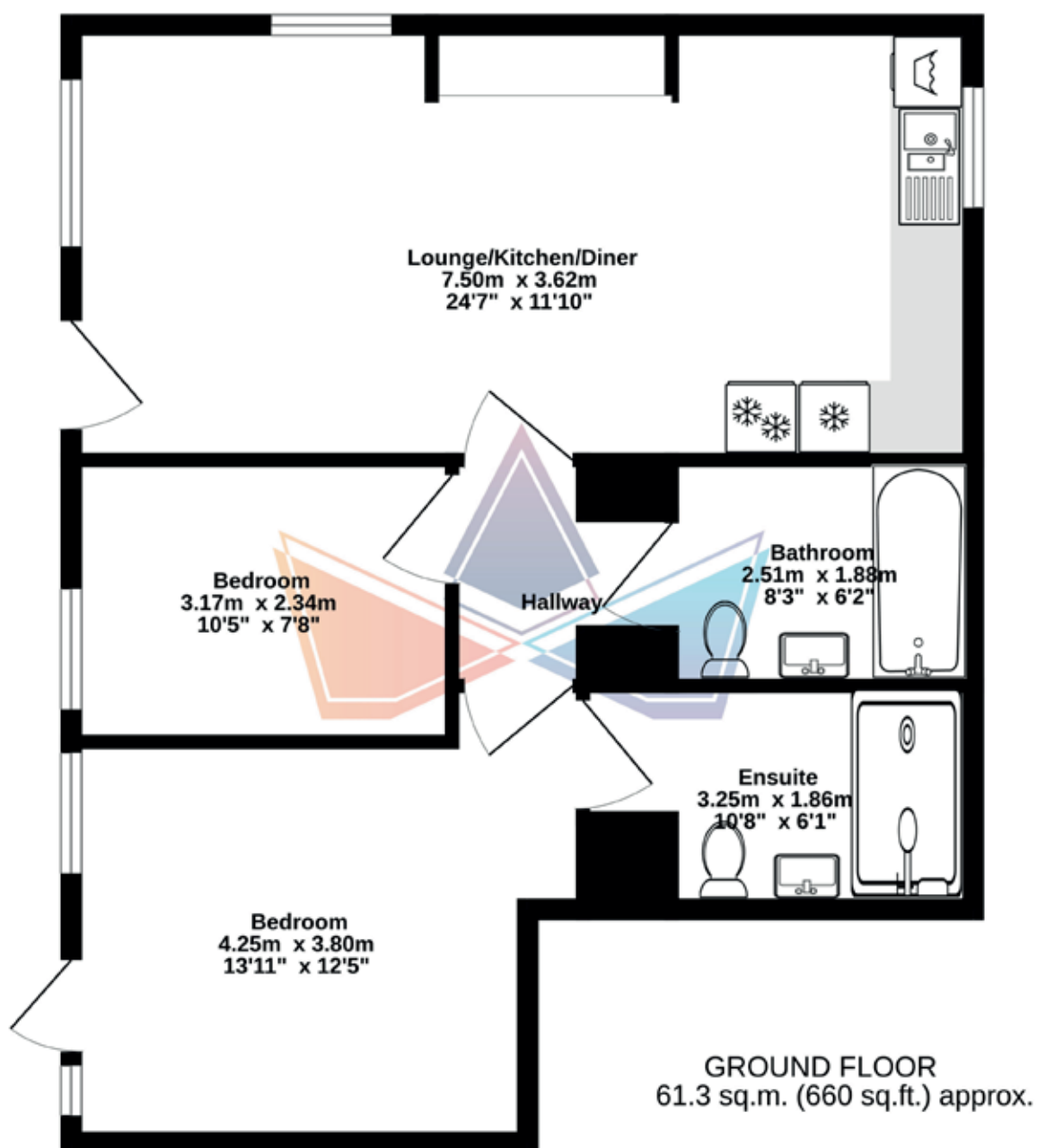
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PLOT 5

TOTAL FLOOR AREA : 61.3 sq.m. (660 sq.ft.) approx.

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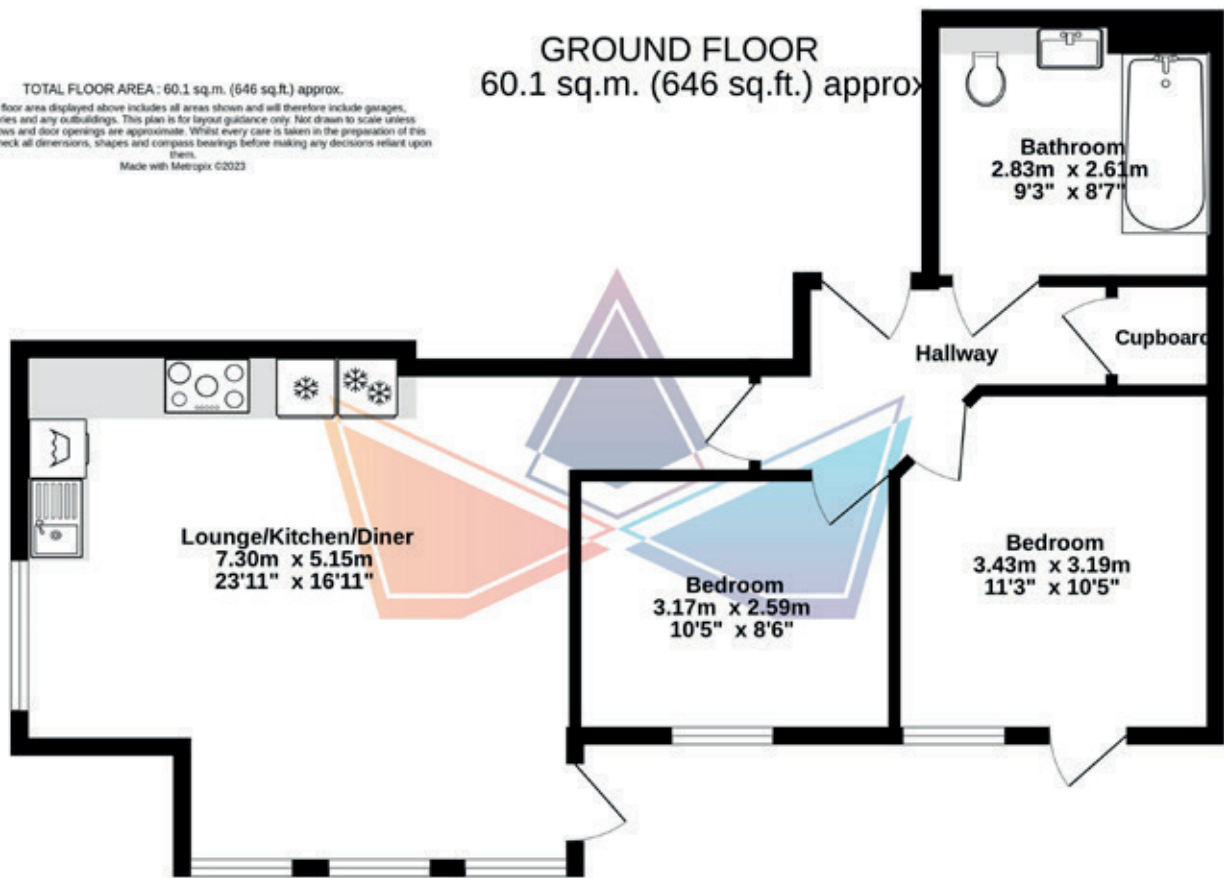
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PLOT 6

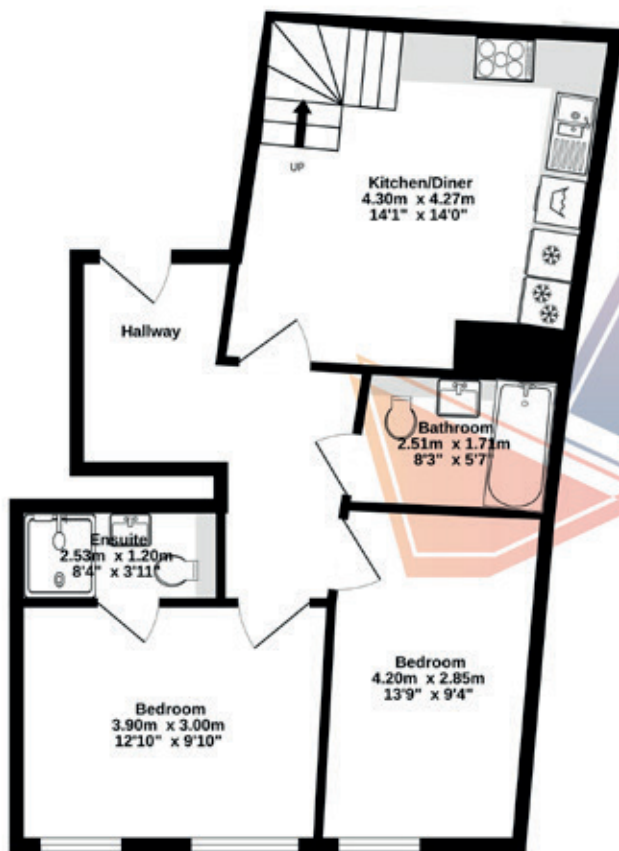
GROUND FLOOR 60.1 sq.m. (646 sq.ft.) approx

TOTAL FLOOR AREA: 60.1 sq.m. (646 sq.ft.) approx.
The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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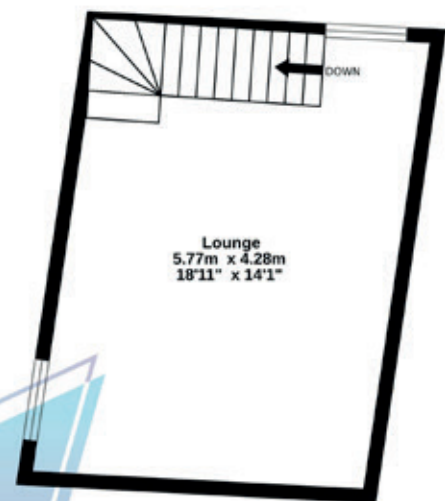


PLOT 7

GROUND FLOOR
56.1 sq.m. (604 sq.ft.) approx.



1ST FLOOR
24.5 sq.m. (264 sq.ft.) approx.



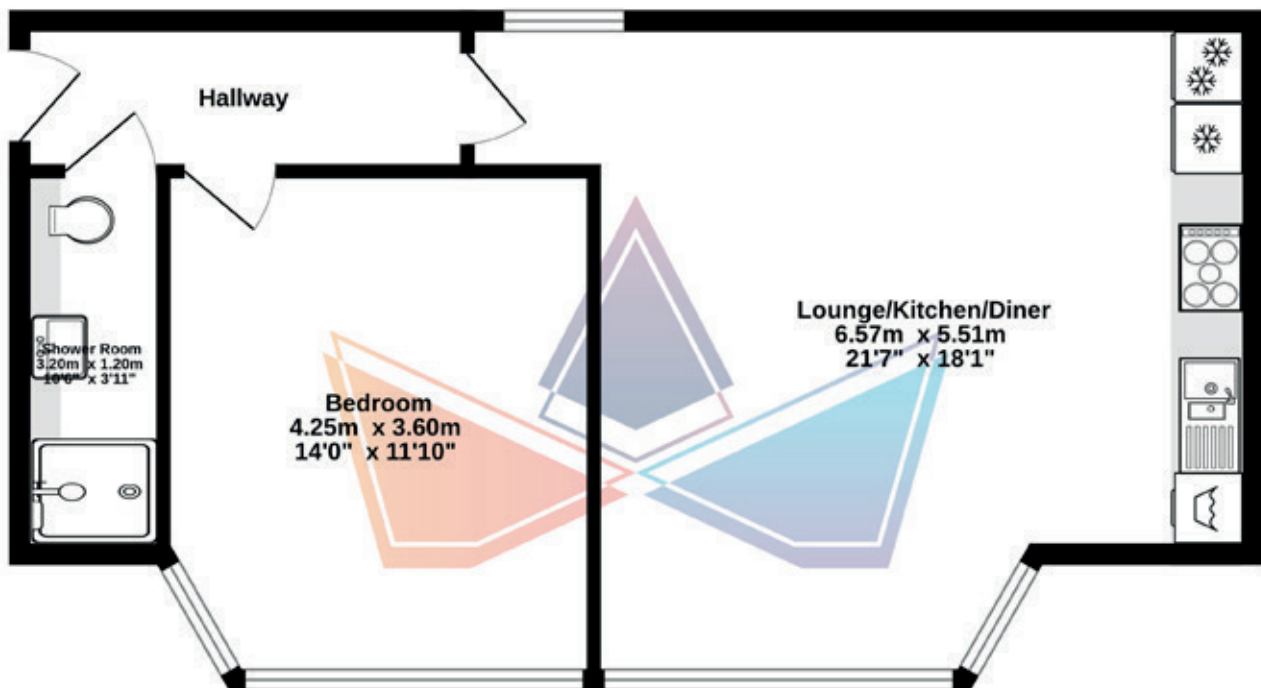
TOTAL FLOOR AREA: 80.6 sq.m. (868 sq.ft.) approx.

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PLOT 8

FIRST FLOOR 53.0 sq.m. (571 sq.ft.) approx.



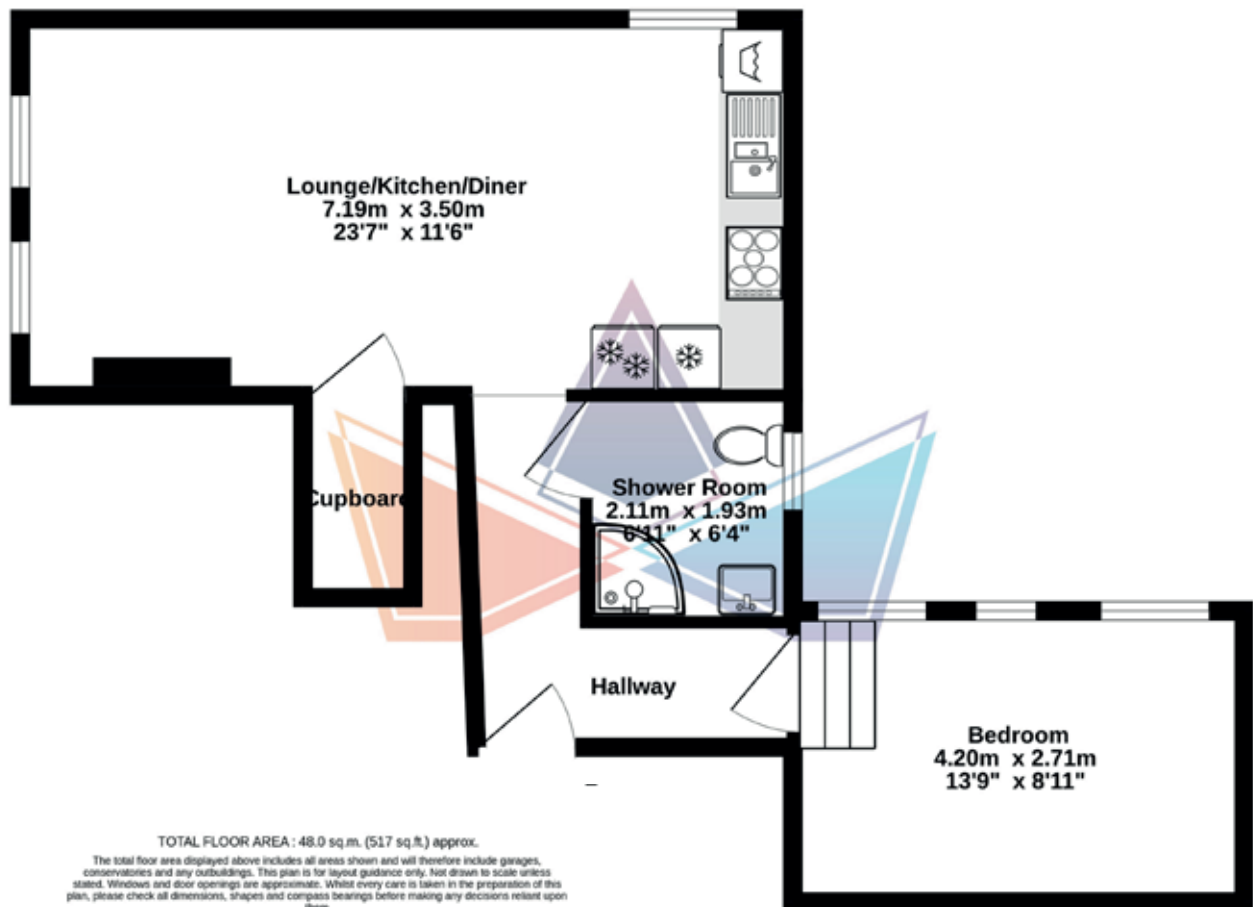
TOTAL FLOOR AREA : 53.0 sq.m. (571 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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PLOT 9

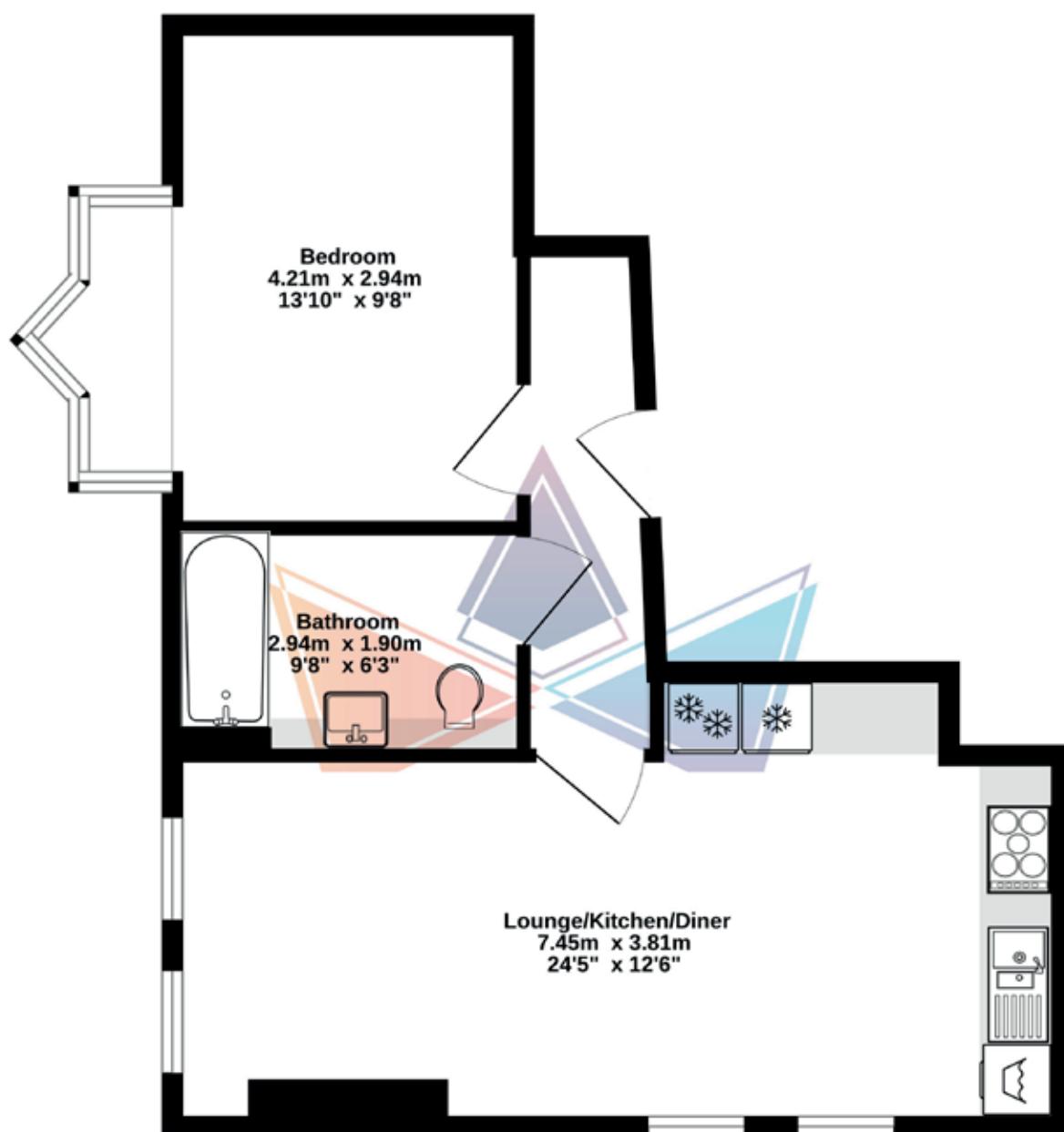
FIRST FLOOR 48.0 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA: 48.0 sq.m. (517 sq.ft.) approx.
The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions relied upon them.
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PLOT 10

FIRST FLOOR 48.7 sq.m. (524 sq.ft.) approx.



TOTAL FLOOR AREA : 48.7 sq.m. (524 sq.ft.) approx.

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PROPERTY INFORMATION

TENURE

HOUSES: Freehold • **APARTMENTS:** 199 year lease plus Share of Freehold

MANAGING COMPANY

Miles & Barr Block & Estate Management.

A management company has been set up by the sellers and will be passed over to the owners after completion of the last sale.

For the first 12 months from completion of the build, Miles & Barr will manage the communal areas and grounds.

It will be the decision of the new owners to decide if they'd like to continue with that management company, alternatively they will have the option to manage it themselves or instruct a new management company.

RESTRICTIONS

PETS: Are allowed, however the size be and number to reasonable and in proportion to the size of property.

LETS: Short term lets are not allowed. • **AIRBNB'S:** Not allowed.

Usual "good neighbour" rules to maintain appearance and nature of the development.

CHARGES

HOUSES: Estimated to be £100 per annum / Estate charge.

APARTMENTS: Estimated to be £1120 per annum / Estate charge, service charges and buildings insurance.
No ground rent.

WARRANTY PROVIDER

Advantage 10 Warranty.

PARKING

HOUSES: Two allocated parking bays • **APARTMENTS:** One allocated parking bay.

COMPLETION

Ready for occupation.

RESERVATIONS

£1000 reservation fee is required to secure the property to remove it from the market.

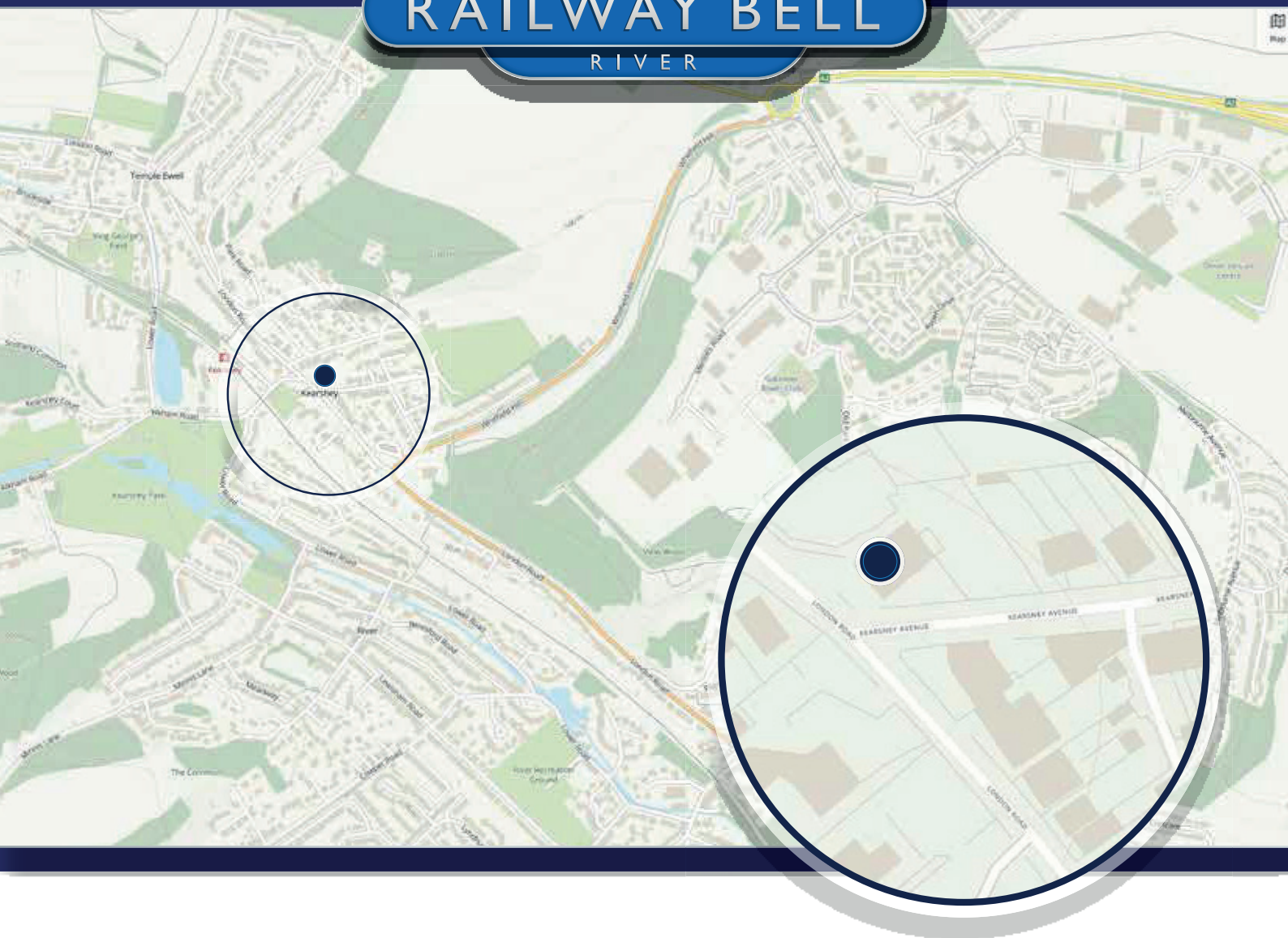
The reservation fee is lodged with the seller and deducted from the sale agreed price on completion.

The reservation fee is 100% refundable should the seller withdraw from the sale.

The reservation fee is 50% refundable should the buyer withdraw from the purchase.

*Subject to changes.

THE RAILWAY BELL RIVER



For further information or to arrange a viewing, please contact Land & New Homes
01304 202 111 • dover@milesandbarr.co.uk



KARLLEE
CONSTRUCTION

The specification, layouts and plans may be subject to some change as necessary and without notice. Any photographs or computer-generated images may not represent the actual fittings and furnishings of the development. The specification is not intended to form part of any contract or warrant unless specifically incorporated in writing into the contract. The developer retains the right to adjust and vary specifications.