

HIGH QUALITY RESIDENTIAL DEVELOPMENT SITE

OUTLINE PLANNING APPLICATION SUBMITTED FOR 30
DWELLINGS IN POPULAR LOCATION IN EAST GRINSTEAD



Indicative Plan - not to scale

Ashplatts

CLOSING DATE FOR OFFERS - 5th JUNE 2019

Holtye Road, East Grinstead,
West Sussex RH19 3EZ

For Sale

Summary

This site offers a quality opportunity to develop an exclusive scheme on the edge of East Grinstead in a quality environment. A planning application has been submitted and the property is offered for sale conditional on the proposed application being granted planning permission.

Location

The property is located in the north eastern corner of the built area around East Grinstead on the urban edge adjoining open countryside. The land adjoining to the west and south has recently been developed and the property is surrounded on 3 sides by housing with open countryside to the east. The town centre is easily accessible and East Grinstead provides a good range of retail, education and leisure facilities.

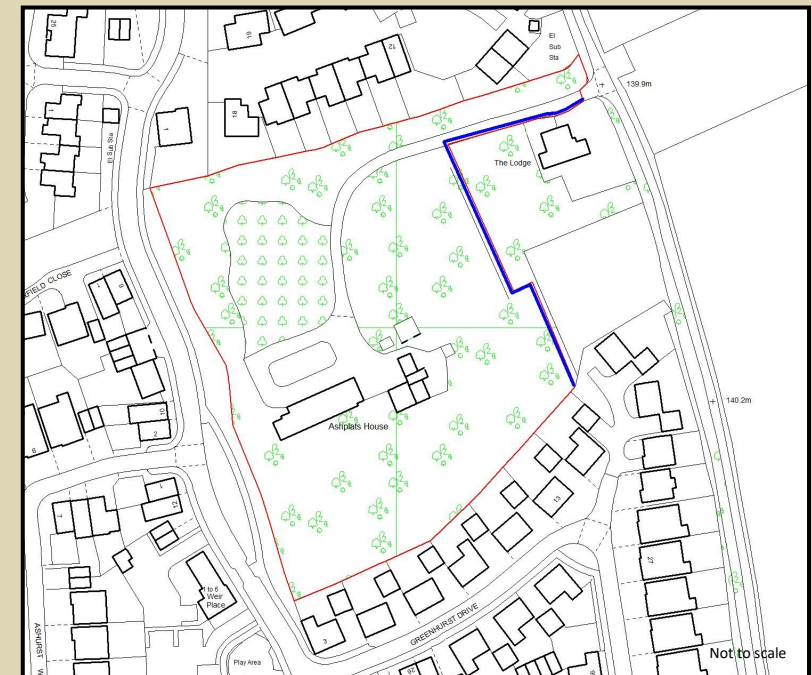
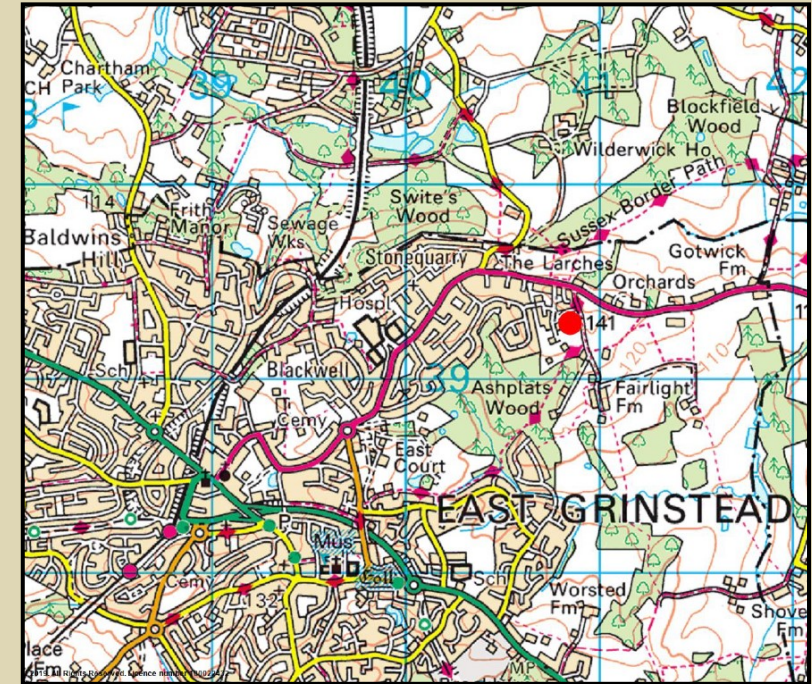
Access to the surrounding road network is good with the site located just south of the A264. The railway station provides regular services to London in under 1 hour.

Description and site area

The site is relatively flat with the existing house and adjoining buildings lying fairly centrally and extensive gardens to all sides. The property is well screened with mature trees and hedges.

The site extends to approximately 2.8 acres as outlined in red on the OS Plan. The vendors will retain a strip of land along the boundary shown in blue.

Please note that the plan is indicative and is for identification purposes only.



Planning and Development Proposals

An outline planning application has recently been submitted for a development of 30 dwellings with access onto Greenhurst Drive (Planning Reference 19/1613)

The proposed mix comprises 2, 3 & 4 bedroom houses with a range of detached, semi-detached and terraced housing.

Services and Tenure

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development. The site is to be sold on a freehold basis with vacant possession upon completion.

Additional Information

The vendor has carried out a considerable amount of due diligence on the site and all the reports and investigations will be available to view and download from our website www.rpcland.co.uk and will include:

- Plans
- Design & Access Statement
- Ecological Assessment
- Flood Risk Assessment and Drainage Plan
- Transport Assessment
- Tree Survey
- Topographical Survey
- Phases 1 & 2 Soil Investigation Reports



Accommodation Schedule (approximate and indicative only)

PRIVATE

Unit Type	Number	Description	Bedrooms	Size (sq ft)
A	2	Detached	4	1550
A1	2	Detached	4	1346
C	6	Semi Detached	2	850
E	2	Apartment	1	629
F	4	Semi Detached	3	904
G	1	Detached	3	1167
I	2	Link Detached	4	1532
J	2	Link Semi Detached	3	1112

AFFORDABLE

B	1	Semi Detached	3	1001
C	4	Semi Detached	2	850
D	1	Semi Detached	2	629
E	2	Apartment	1	629
H	1	Terraced	2	926

Method of Sale

Offers are invited for the property conditional only on the proposed planning permission being granted. The deadline for the receipt of bids is 12 noon on Wednesday 5th June 2019. Bids must be addressed to RPC Land & New Homes, 89 Kings Street, Maidstone, Kent, ME14 1BG. In submitting a proposal please include the following:

1. Offer price for the property;
2. Details of any abnormal costs allowed for;
3. Details of due diligence required prior to exchange of contracts;
4. Confirmation of funds.

The vendor reserves the right not to accept the highest nor any bid made for the site.

Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

Agent Details and Viewings

For further information or to book a viewing appointment please contact RPC or visit our website at www.rpcland.co.uk.

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