

Key:

Exciting Development Opportunity for No.5 Two
Bed Terraced Dwellings with Planning Consent in
Accessible East Sussex Location

FORMER GOLDEN CROSS INN CAR
PARK, DEANLAND ROAD, GOLDEN
CROSS, CHIDDINGLY, BN27 4AW

Site Description

The site is situated within the settlement of Golden Cross which is located on the A22 near Hailsham in the District of Wealden. It was formerly the the carpark of the Golden Cross Inn. The site area is predominantly flat, hard surfaced, broadly rectangular in shape and measures around 0.921 hectares. The site runs parallel to the A22 and is accessed via Deanland Road.

The site benefits from excellent access to the A22 for travel to London and the coast. It is located approximately 4 miles from Hailsham, 7.6 miles from Uckfield and 12.4 miles from Eastbourne. There are also a number of train stations in the surrounding settlements including Polegate, Uckfield, Eastbourne and Battle.

Hailsham has a number of amenities including a Waitrose, Tesco, large Leisure Centre and an iconic, Grade II listed Art Deco cinema. Eastbourne also offers extensive shopping venues, as well as sailing, picturesque beaches, and the attractive South Downs.

The local area is steeped in history, with Pevensey and Herstmonceux Castles, as well as Michelham Priory. And let's not forget the world famous astronomical Observatory Science Centre.



Planning

[WD/2020/0249/F](#) - ERECTION OF TERRACE OF FIVE TWO STOREY DWELLINGS WITH PARKING AND AMENITY SPACE.

[WD/2022/1116/CD](#) - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 2,3,4,6,7 AND 9 ATTACHED TO WD/2020/0249/F

The site has planning consent for five, two bedroom, two storey dwellings which are arranged in a terrace with the front elevation of each property facing the A22 and given access via a pathway. The new dwellings have an estimated total net internal floor area (ground & first floor combined) of 325.4sq.m. Each property has a private rear garden. The consent includes parking provision for five vehicles (as well as retaining parking for units in the public house). The parking area will be accessed via Deanland Road.

CIL payment of £79,279.12 has been paid in full. The Vendors will be seeking to recoup this cost in addition to the purchase price.

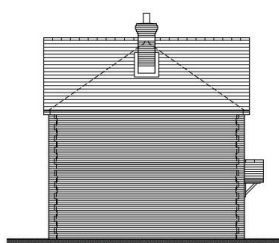
We understand:

Part of the drainage system has been put in place to keep the planning live.

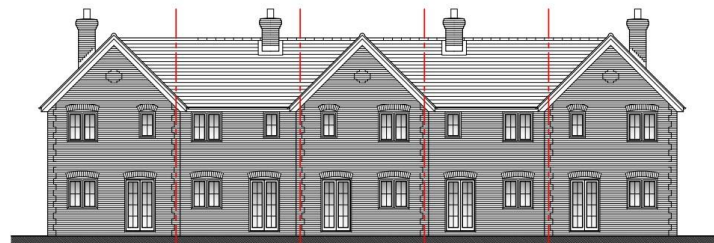
All building regs plans have been approved and paid, (under historic building regs.)



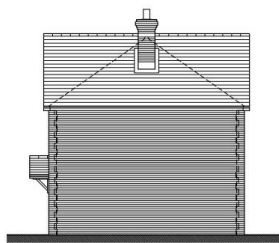
Proposed Front Elevation



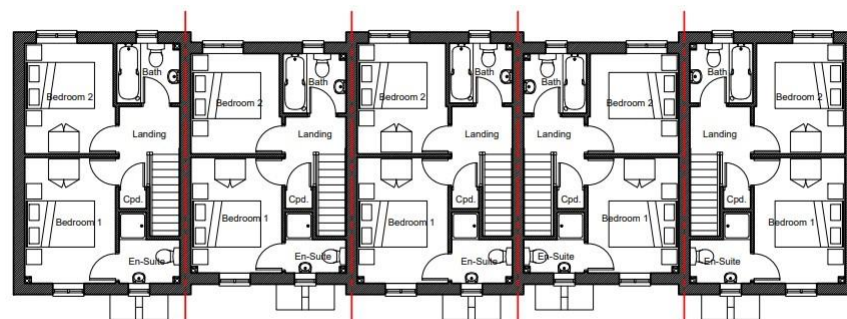
Proposed Side Elevation



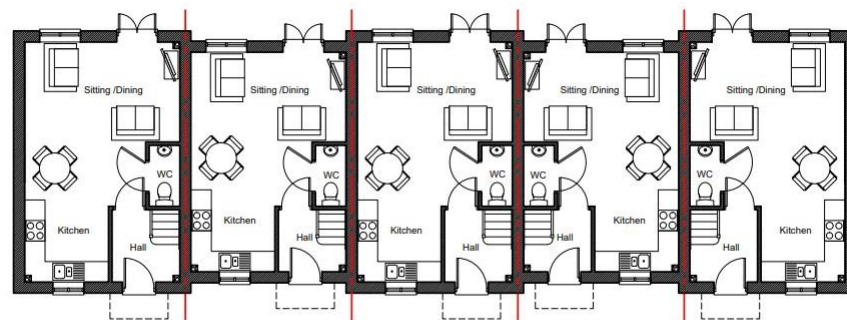
Proposed Rear Elevation



Proposed Side Elevation



Proposed First Floor Plan



Proposed Ground Floor Plan

Sales and Viewing Information

Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Tenure

The site is to be sold Freehold with vacant possession on Completion.

CIL/S106

The Vendor has paid the CIL, but would be seeking to recoup this cost, in addition to the purchase price.

VAT

TBC

Method of Sale

Offers are invited by way of Private Treaty(subject to contract.) All offers should be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk

In submitting a proposal, please include the following:

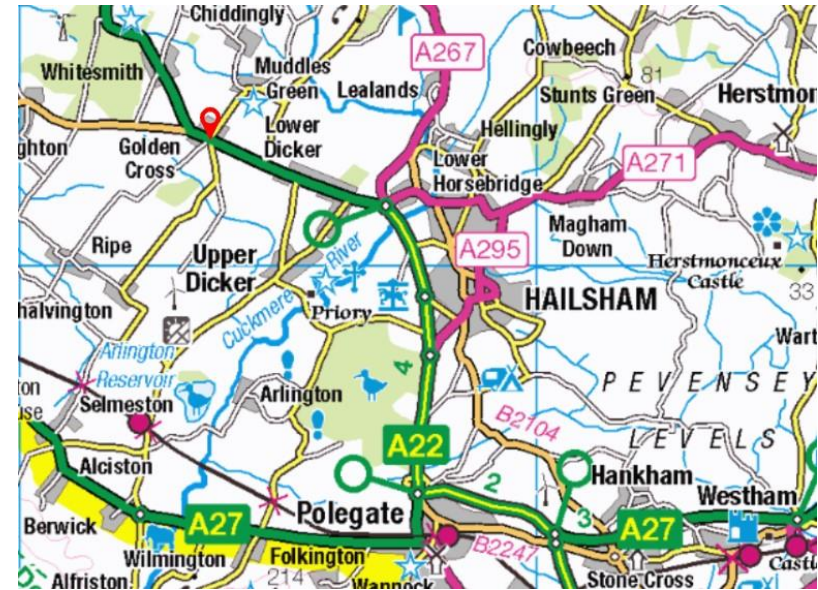
- Offer price
- Details of any assumptions and conditions, including any abnormal costs and CIL.
- Details of purchasers funding arrangements
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Full solicitor's details
- The Vendor reserves the right not to accept the highest nor any bid made for the site.
- As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued

Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 1.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.



Agent Details

Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



Misrepresentation Clause

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

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