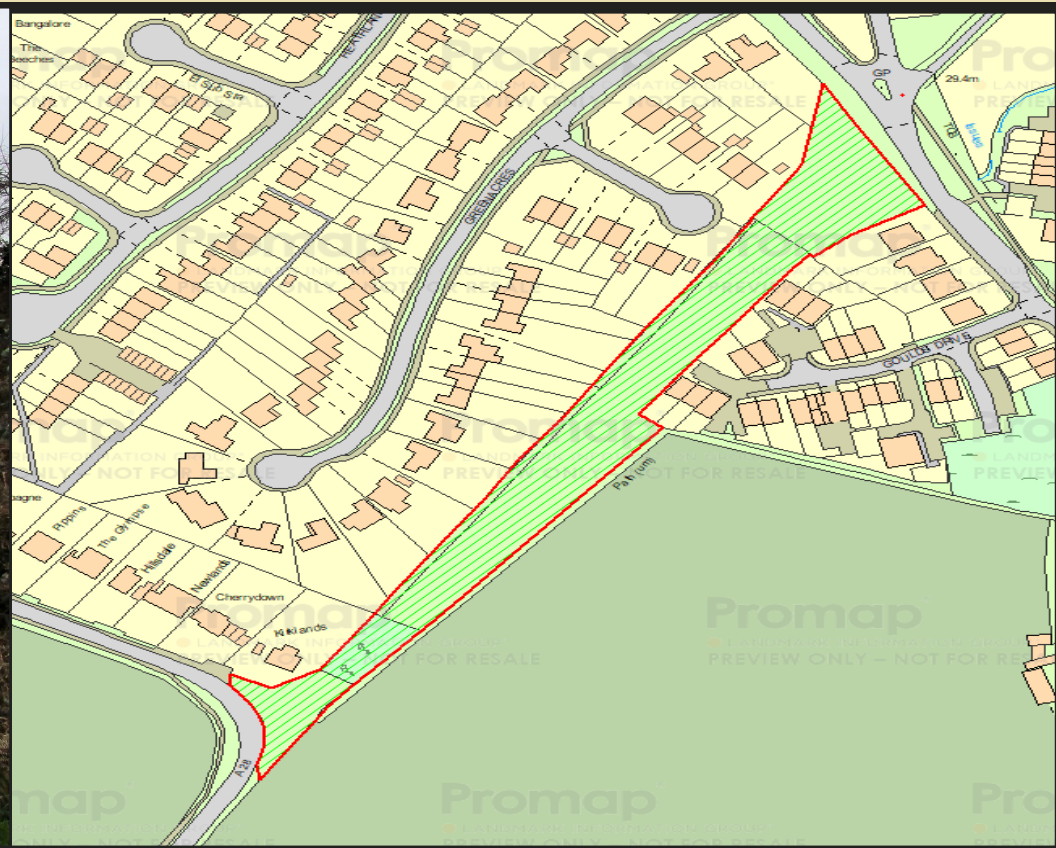


On Instructions of East Sussex County Council

Land parcel of approx. 0.68 ha (1.7 acres).

Possible part development potential.

(subject to any necessary consents)



Land between

Moor Lane & The A28
Westfield
East Sussex
TN35

For Sale

Description

The land forms a narrow strip between the A28 entering Westfield from the south running in a north easterly direction to connect to Moor Lane. The majority of the site is currently used as garden/amenity land and held under a formal license agreement with a local resident and the remaining part being scrubland

The land generally slopes from south west to north east and has a public footpath running to its south eastern boundary.

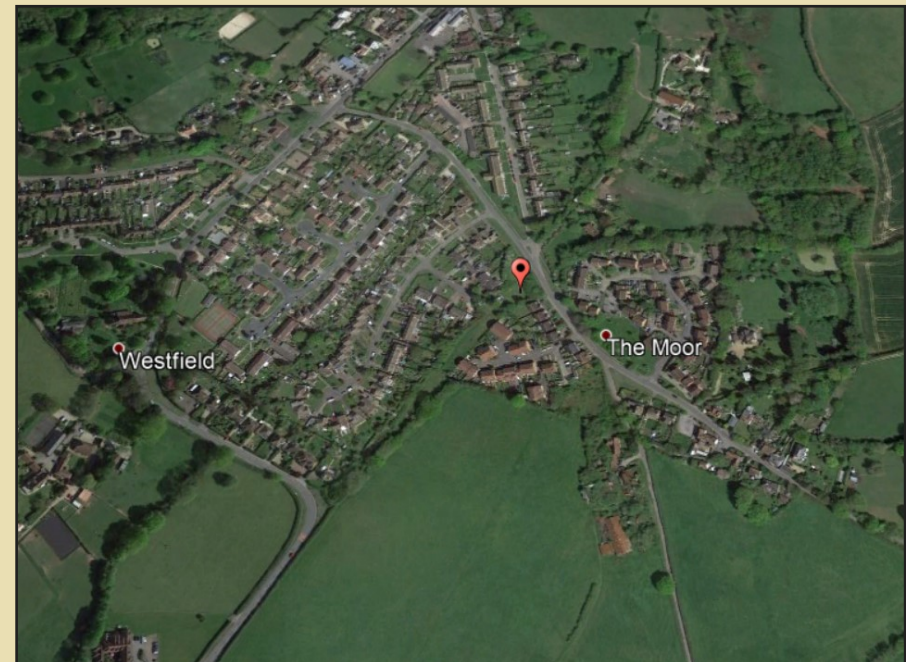
We understand the area of land amounts to approx. 0.68 hectares (1.7 acres).

The property has access via Moor Lane with potential access from Church Lane off the A28

Location

The site is located on the south eastern edge of the village of Westfield (one of the largest villages in Rother District) with a population of circa 2,750. The site is within easy walking distance of the village centre and amenities etc. The village lies some 5 miles north of Hastings and enjoys a number of amenities including a village pub, Westfield School, church, various shops and local doctors surgery.

Doleham Train Station is around 1.8 miles from the village with times from 1hr 16mins to London St. Pancras (via Ashford International).



Planning

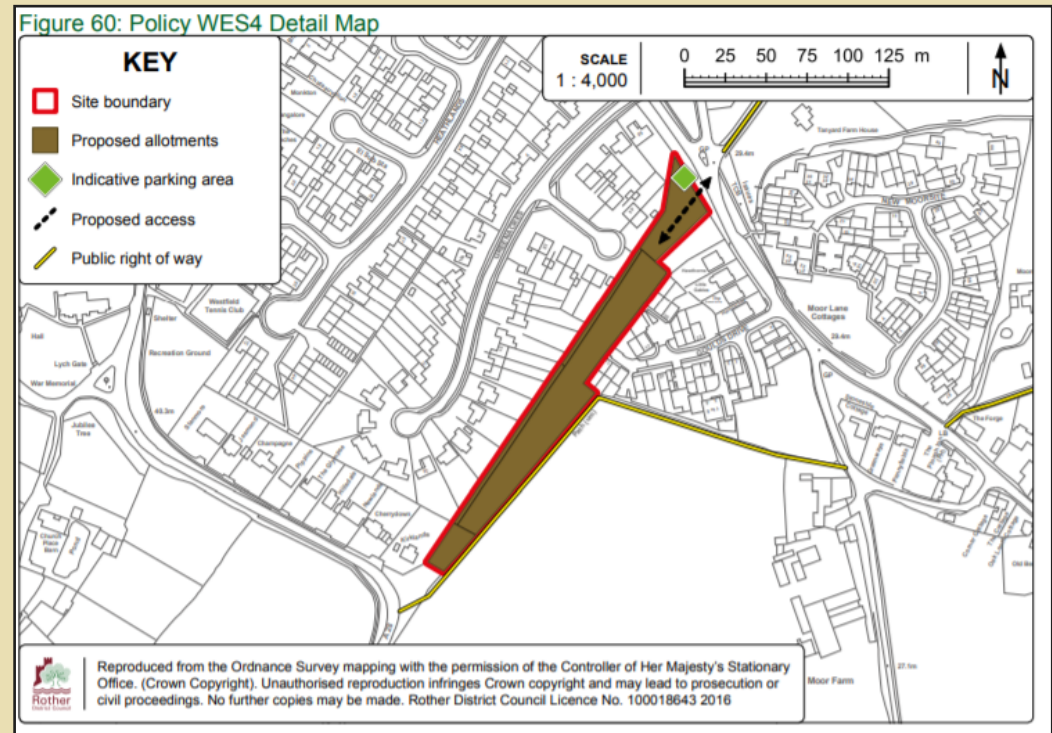
The land was originally acquired for highway improvement with no planning history until the recent Rother District Council reviewed their local plan which has recently been published.

During their review the site was considered for a pedestrian/cycle link with the northern part onto Moor Lane being considered within the development boundary. Following further investigation (including advice from Transport Development) it was concluded there could be a number of issues in delivering the scheme and alternative uses were considered. This DaSA Local Plan has now been submitted to the planning inspectorate for consideration.

Within the current review and under Policy WES4 as shown on the policies map adjoining it has been suggested that the land should be for allotment use with the northern area providing off road vehicle parking. A small portion of the land adjacent to the Hawthorns, Moor Lane has been included in the revised development boundary for possibly a small residential property. It may be argued that when the site is sold the site under policy WES4 is not deliverable and therefore the site should not be taken forward for adoption.

Please find link below link to view Rother District Council Local Plan (page 259).

<http://www.rother.gov.uk/CHttpHandler.ashx?id=30793&p=0>



Services

All intending purchasers must make their own enquiries with the relevant statutory authorities.

VAT

The owners have elected not to charge VAT on the sale.

Tenure

The site will be sold freehold with vacant possession on completion. Part of the site is currently held under a licence agreement with a local resident which can be determined on three months notice.

Price

Offers invited subject to contract only.

Method of Sale

- The site is offered by Informal Tender
- Offers should be submitted in writing at the sellers sole agents offices or by email no later than noon on Thursday 18th April 2019
- Please submit your offer to Peter Randall at RPC Land, 158 High Street, Tonbridge, Kent, TN9 1BB or email p.randall@rpcland.co.uk

In making your offer please advise the following:-

- Amount offered
- How the purchase will be funded
- The name and address of your solicitors
- Any conditions you would attach to your offer

Please note the sellers' reserve the right not to accept the highest bid or any bid made for the property.

Viewing

Interested parties may view the site but are advised to do so only in daylight and from the public highway or local footpaths. The site may be uneven, and subject to significant trip hazards or hidden drains. Part of the land is currently held under licence and should not be entered. The vendor, and their Agents take no responsibility for any unaccompanied viewings and all visits are at an applicant's risk.

Agents Note

(We are given to understand at a recent Parish Council meeting they considered moving away from requesting allotments, but where keen for a footpath to be included connecting the existing rights of way at either end of the site) Needs verification.

Agent Details

West Kent Office

RPC Land & New Homes Ltd

158 High Street , Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

Peter Randall

Email : p.randall@rpcland.co.uk



Misrepresentation Clause

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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.

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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.

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