

Excellent residential development opportunity with outline planning consent for two x 3 bedroom detached houses on edge of village



Entrance to Site



Land at Furtherdown

Main Road
Westfield
East Sussex
TN35 4SL

For Sale

Site Description

The site is accessed via an attractive tree lined privately owned drive, measuring approx 0.17 H/A and currently forms part of the garden to Further Down.

It is generally flat being overgrown shrubland with some mature trees along the western boundary.



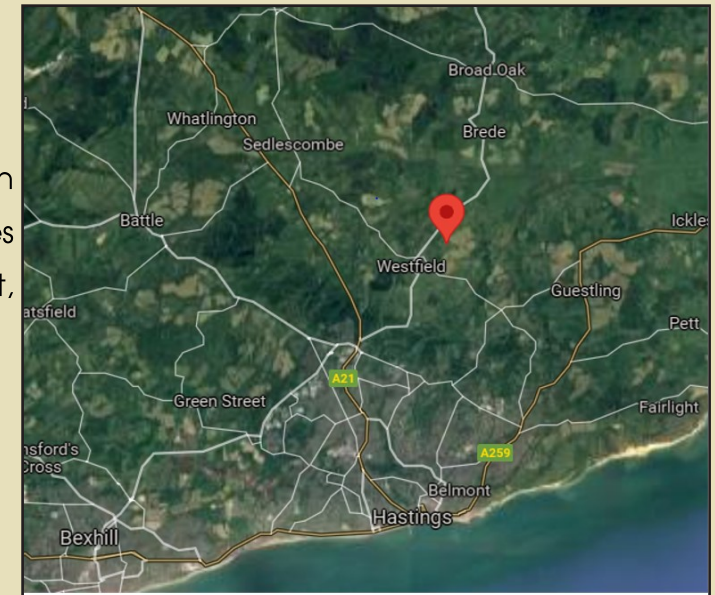
Location

The site is situated off the main road adjoining playing fields with distant views over countryside.

It is situated on the Northern edge of the village of Westfield (one of the largest in Rother District) yet within easy walking distance of the village centre which provides good shopping facilities for everyday needs, doctors surgery, village pub, restaurant, church, school, together with football & cricket pitches.

Doleham train station is around 1.8 miles for the village which provides trains to London St Pancras via Ashford International Station.

Hastings coastal town popular as a coastal resort providing excellent shopping, schooling, sporting & seaside facilities is approx. 5 miles distant.



Planning

Outline planning consent was granted by Rother District Council under application no's RR/2019/2723/P dated 27th October 2021 for the erection of two detached 3 bedroom residential dwellings subject to a number of conditions.

For further information go to our website www.rpcland.co.uk or visit the Rother District Council planning website.

Proposed Dwellings

The proposed dwellings show two attractive chalet style houses of about 120 sq. metres with dormer windows, each having the following spacious accommodations.

Ground Floor

Hall, cloakroom, lounge, kitchen/diner, utility room

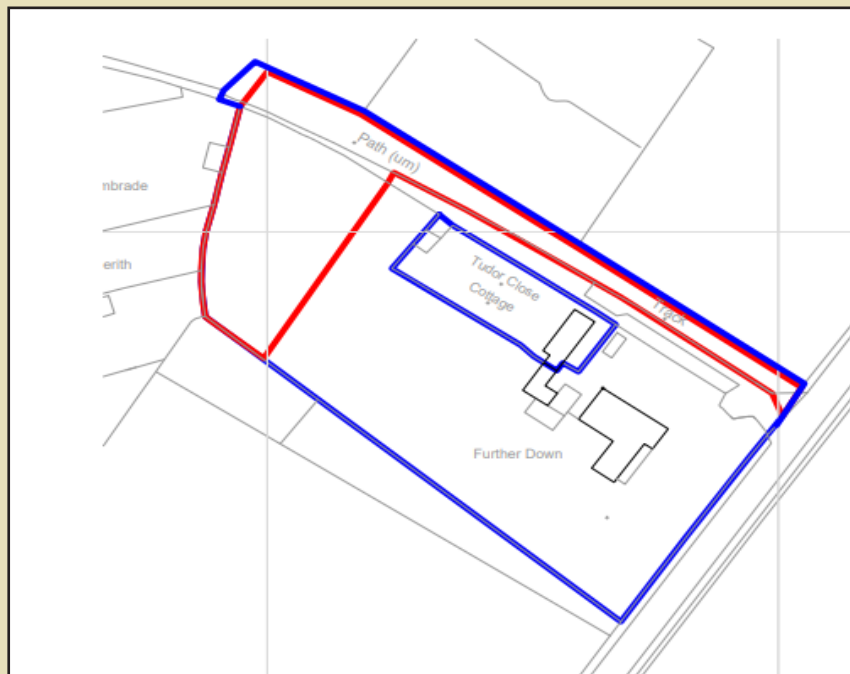
First Floor

3 bedrooms, family bathroom

Outside

2 parking spaces, gardens front & rear





Services

It is proposed that surface water drainage will be by soakaways with sustainable drainage system. We understand mains water, electricity, foul drainage and gas are available to the site but intending purchasers must make their own enquiries with the relevant statutory authorities as to the availability and capacity.

Tenure

Freehold with vacant possession on completion.

Price

Offers invited for the freehold subject to contract only

Viewing

By prior appointment through owners Sole Agents RPC Land telephone 01732 363633

Method of Sale

Offers are invited for the freehold, subject to contract only

The deadline for receipt of offers will be no later than noon Tuesday, 8th February 2022.

Bids must be made in writing and addressed to Peter Randall, RPC Land & New Homes, 158 High Street, Tonbridge, Kent, TN9 1BB. email p.randall@rpcland.co.uk

In submitting your bid please provide the following details:-

1. Offer price for the property.
2. Details of any conditions attached to the bid.
3. Details of due diligence required prior to exchange of contracts.
4. Proof of funding.

Important Notices

1. The purchaser will be responsible for any CIL payments due.
2. The purchaser will be responsible for making the access/private drive up.
3. The owner will grant rights over the private drive for access, services etc.
4. The purchaser will be responsible for erecting a 1.8m high close boarded fence on gravel board within 6 weeks of purchase of the site or prior to commencement of works, whichever is the sooner.

Agents Details

Peter Randall

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB



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.

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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.