

A Superb Single Building Plot Set in Grounds of Approx. 0.35 of an acre and adjoining Playing Fields with far reaching views to the South West Detailed Consent For an Attractive 3 Bedroom Dwelling



Land Adjoining 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. 0.35 of an acre and currently forms part of the formal garden to Furtherdown.

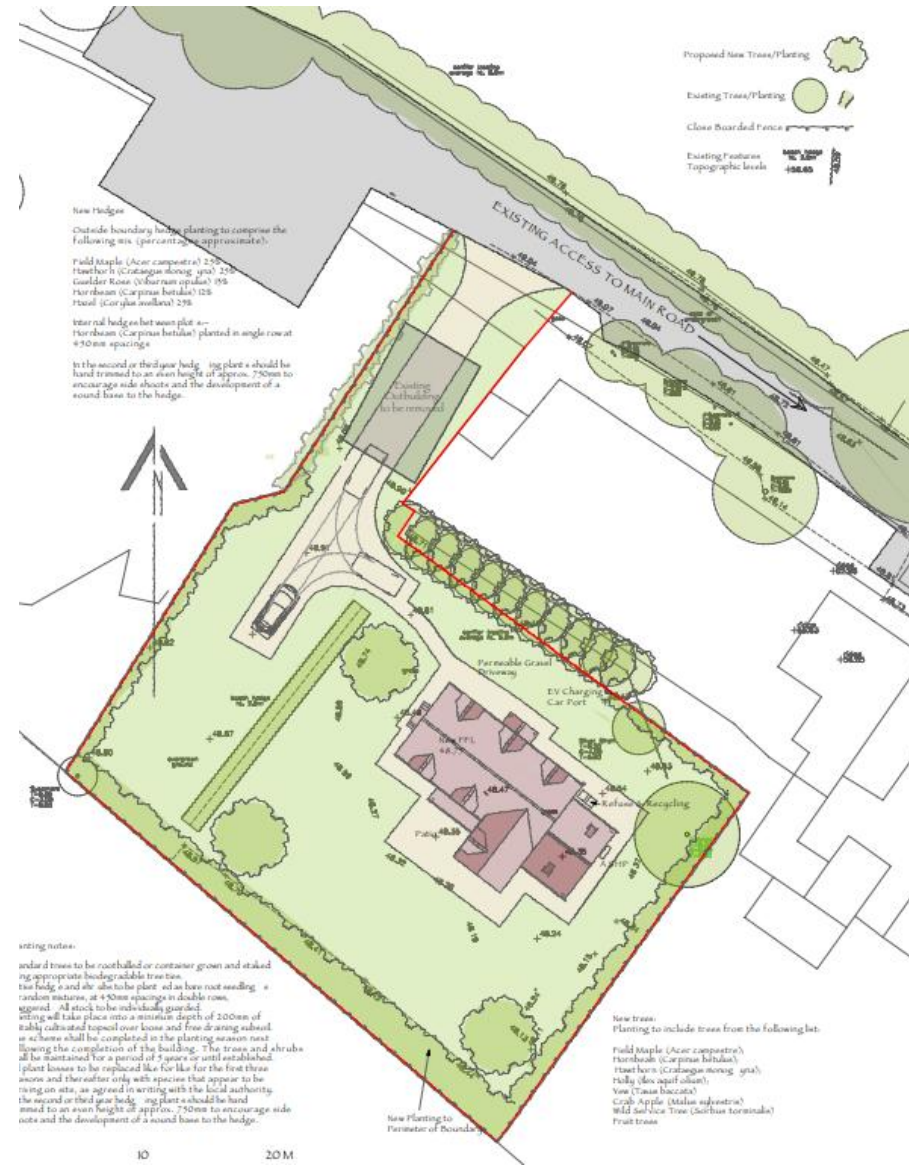
Location

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 the Rother District) yet within easy walking distance of the village centre which provides good shopping facilities for everyday needs, including a local food store with Post Office, doctors' surgery, village pub, restaurant, church, school, together with football and cricket pitches.

Battle Station which is approx. 5 miles away, offers a direct service to London Charring Cross. While Doleham train station is around 1.8 miles from the village and provides trains to London St Pancras via Ashford Station.

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



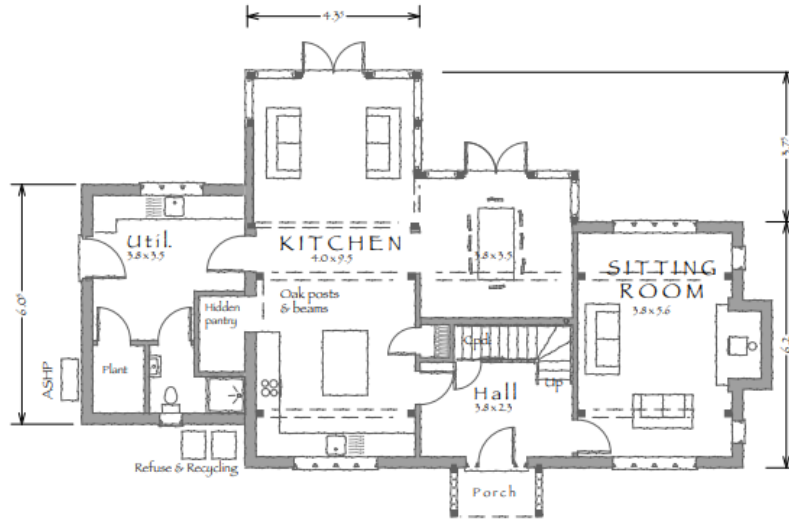
Planning

Detailed Planning Consent was granted by Rother District Council under application number [RR/2023/1022/P](#) dated 1st March 2024 for the erection of a 3 Bedroom residential dwelling.

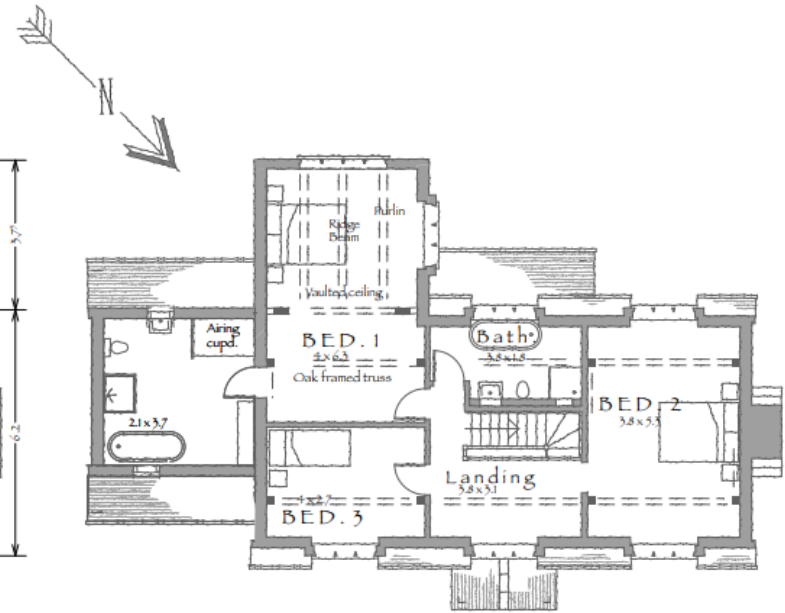
For further information go to our [website](#) or visit the Rother District Council Planning Website.

Proposed Dwelling

An extremely attractive, well designed detached house with versatile accommodation with proposed external floor area of approx. 234sqm (2518 sqft)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Services

We understand mains water, electricity, gas and drainage are available at the site.

Interested parties must make their own enquiries regarding availability and capacity

Tenure

Freehold with vacant possession on Completion

Price

Offers Invited. The purchaser will be responsible for any CIL payment.

Note

The Vendor will place a restrictive covenant on the site restricting the development to be one dwelling only. The approved consent must be adhered to unless previously agreed with Seller.

Viewing

The site may be accessed during daylight hours via the private drive through the Heras fencing on the left, which will ultimately form the driveway to the new house.



NORTH-EAST



NORTH-WEST



SOUTH-WEST



SOUTH-EAST

Agent Details

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

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