

An Excellent Residential Development Opportunity Within Walking Distance of the Town Centre, backing onto open space and Subject to Planning Permission for 18 Two-and-Three-Bedroom Houses



Illustrative only

Land known as Burfield Valley
Fronting Weavers Lane
Hailsham
East Sussex BN27 1FN

FOR SALE

Site Description

This triangular site extends to approx. 0.36 ha (0.9 acres) and slopes from north to south. It is currently open space, having originally formed part of a larger development by Persimmon Homes. A soil investigation report has been carried out and is available on request.

Location

The site overlooks an attractive residential development to the front and open space to the east.

The town centre is within walking distance, approximately 0.12 miles away via an adjoining footpath.

Hailsham provides a range of facilities within the main shopping area, which is concentrated along the High Street and George Street. There are various local and national shops, restaurants, supermarkets, pubs and places of worship.

The area is well served by primary and secondary schools and leisure and sports facilities, including football, cricket, a swimming pool, gym, fishing and horse riding, together with excellent country walks, especially along the South Downs National Park.

Road connections via the A22/A27 provide access to the popular coastal resort of Eastbourne (7 miles), Lewes (11 miles), and onward access to the M25 and London.

Polegate railway station is just over 3 miles away, with services to coastal towns, Lewes, Tunbridge Wells, London and Gatwick Airport.



Planning

McCulloch Homes will undertake the necessary planning requirements for the scheme, which may vary as the application progresses, but the schematics have been submitted following various conversations with the Wealden District Council Planning Department.

The scheme has been thoughtfully configured taking into account current market conditions. Comprising 12 X 2 Bed Houses of approx. 79 sqm and 6 X 3 Bed Houses of approx. 102 sqm.

Services

We understand mains water, electricity and drainage are available to the site but interested parties must make their own enquiries to the relevant statutory authorities in respect of availability and capacity.

Section 106/ CIL

We understand there will be no affordable housing required as this was provided by Persimmon Homes on their larger site.

The purchaser will be responsible for CIL costs based on the existing scheme of a total of 1560 sqm at £150 per sqm. Equalling £234,000 and this must be taken into account when making any offers.

BNG will be required to be provided off site as there is no room on site.

Tenure

The site will be sold freehold with vacant possession on completion.

Price

Offers are invited for the freehold subject to the owners obtaining planning consent for the proposed scheme.

VAT

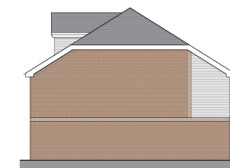
The owners have elected to charge VAT on the Sale.

Viewing

The site is open and may be viewed at any time at interested parties' own risk.



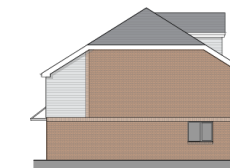
House Type 02 Elevation A
As Proposed 1:100



House Type 02 Elevation B
As Proposed 1:100



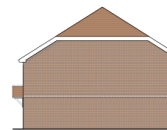
House Type 02 Elevation C
As Proposed 1:100



House Type 02 Elevation D
As Proposed 1:100



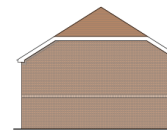
House Type 04 Elevation A
As Proposed 1:100



House Type 04 Elevation B
As Proposed 1:100



House Type 04 Elevation C
As Proposed 1:100



House Type 04 Elevation D
As Proposed 1:100

Agent Details

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

Peter Randall

07932 015233

p.randall@rpcland.co.uk



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