

A Superb Residential Development Site for four Architecturally Designed Houses Providing A Pair of Semi Detached & Two Detached Dwellings Set in a Rural Position in the Charming Village of Laughton and just six miles to Lewes



Land West of Church Lane
Laughton
East Sussex
BN8 6AH

FOR SALE

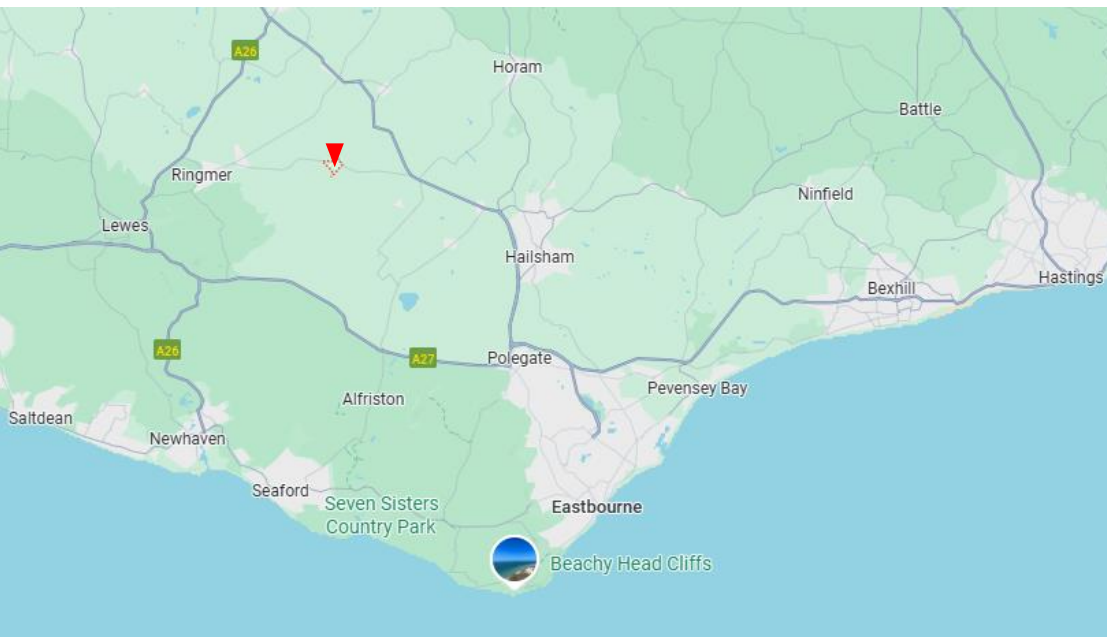
Site Description

The site is roughly rectangular in shape, extending to approx. 0.49 hectares (1.22 acres) and slopes gently from East to West. The site has a frontage to the west of Church Lane with the boundaries enclosed by existing hedgerows and mature trees



Location

This very attractive site is situated on the outskirts of this charming village in a rural position backing onto open countryside, yet easily assessable to local facilities including primary school, church and village hall, all within just 2 minutes walk, and easy walking distance to the village centre providing general store and post office, public house and bus services to surrounding areas. The county town of Lewes is only some 6 miles distance with the coastal town of Eastbourne approx. 14 miles, Historic village of Battle approx.. 18 miles and Hailsham approx. 6.5 miles.



Planning

Detailed Planning consent was granted on Appeal under ref: APP/C1435/W/23/3328682 for the erection of a pair of semi detached and two detached houses following an earlier application to Wealden District Council under ref: [WD/2022/3146/F](#). Further details and documents can be found on the Wealden District Council Planning Portal under the above reference number.

Subsequently the owners have discharged conditions on the site with the exception of the Bin/Bicycle position. Condition 9 has been carried out, which involved a walk over by Corylus Ecology which was actioned on 12th June, but yet to be submitted to Wealden District Council.

[APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 AND 4 ATTACHED TO APP/C1435/W/23/3328682 \(WD/2022/3146/F\).](#)

[APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 6 & 7 ATTACHED TO WD/2022/3146/F](#)

The Following list shows the reports and works carried out:

1. Design stage SAP calculations
2. Part O
3. Water Calculation
4. Structural Engineer below ground surface water design
5. Construction Phase Management Plan
6. Ecological Impact Assessment
7. Biodiversity Enhancement Report
8. Arboricultural Method Statement
9. Drainage Strategy and Flood Risk Assessment
10. Great Crested Newt Survey Report
11. Geo-Environmental Investigation Soil Report
12. All Pre commencement Conditions released
13. All Materials Approved

Works already carried out:

1. Heras Fencing and Site Gate paid
2. GPS Setting out of all plots, garages and access road
3. All 4 water connections have been completed by SE Water
4. Crossover and entrance tarmacked
5. Access road laid out in crushed concrete and rolled
6. Foul drains to each plot and connection to main sewer with Southern Water Sign off

The seller will assign all reports to the Buyer which they are able to at nil cost post unconditional exchange of contracts.

The Consented Scheme

This extremely attractive architect design scheme sits comfortably within its rural setting and comprises a pair of 2x2 bedroom semi detached houses and two detached houses. The semi detached houses are approx. 923.5 sqft each with the detached houses approx. 2231.1 sqft and 1759.9 sqft.

Please Note: There will be a Non-Material Amendment to a Rear Window on Plot 3 under ref: [WD/2025/1864/NMA](#)



Accommodation Schedule:

Plot 1	2 Bed - 4 Person		
	GF GIA:	42.9 sqm	461.7 sqft
	1F GIA:	42.9 sqm	461.7 sqft
	Total GIA:	85.8 sqm	923.5 sqft
Plot 2	2 Bed - 4 Person		
	GF GIA:	42.9 sqm	461.7 sqft
	1F GIA:	42.9 sqm	461.7 sqft
	Total GIA:	85.8 sqm	923.5 sqft
Plot 3	4 Bed - 8 Person		
	GF GIA:	106.7 sqm	1148.5 sqft
	1F GIA:	100.6 sqm	1082.8 sqft
	Total GIA:	207.3 sqm	2231.1 sqft
Plot 4	3 Bed - 6 Person		
	GF GIA:	88.2 sqm	950.4 sqft
	1F GIA:	75.3 sqm	810.5 sqft
	Total GIA:	163.5 sqm	1759.9 sqft

Services

We understand mains drainage connected and signed off by Southern Water, SE Water connected, electricity is available overhead in the road, and there is no gas as ASHP.

Tenure

The site will be sold freehold with Vacant Possession on Completion.

Price

Offers in the region of £775,000 Subject to Contract, Plus the Cil Payment of £137,448.72 which the Sellers have already paid.

Viewing

Strictly by prior appointment through the owners Sole Agents RPC Land and New Homes for an appointment, please telephone our office at 01732 363633 or alternatively Peter Randall direct at 07932 015233. Otherwise call Oakley Property on 01273 645 772 .

Agent Details

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

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