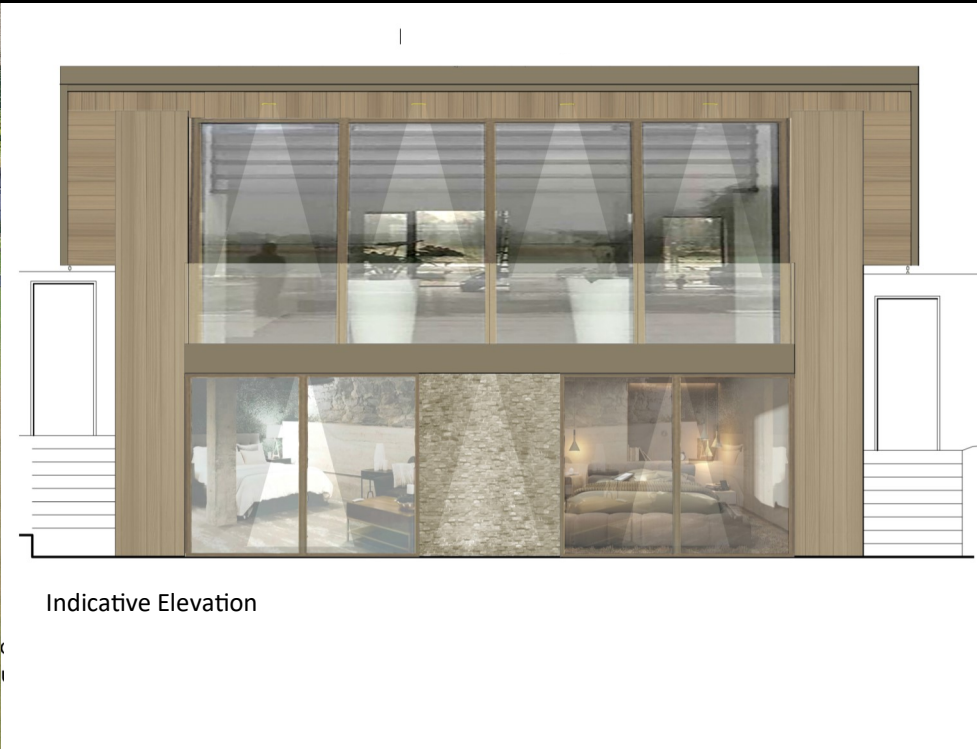
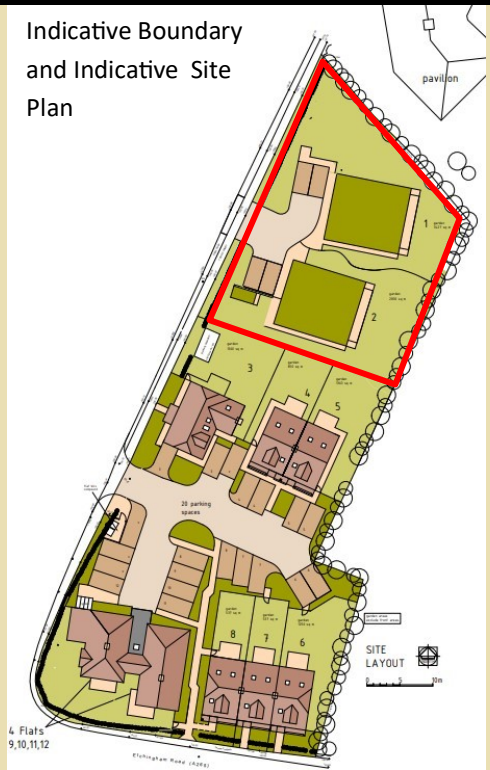


Two Excellent Self Build Opportunities with Detailed Planning Consent, Adjoining Playing Fields and Situated in the High Weald Area of Outstanding Natural Beauty



Land Fronting

Swing Gate Hill

Burwash Common

East Sussex TN19 7LY

For Sale

Site Description

The site slopes gently from South to North and formed part of the garden to the former, Ashwood Nursing Home. Both plots are irregular in shape.

Location

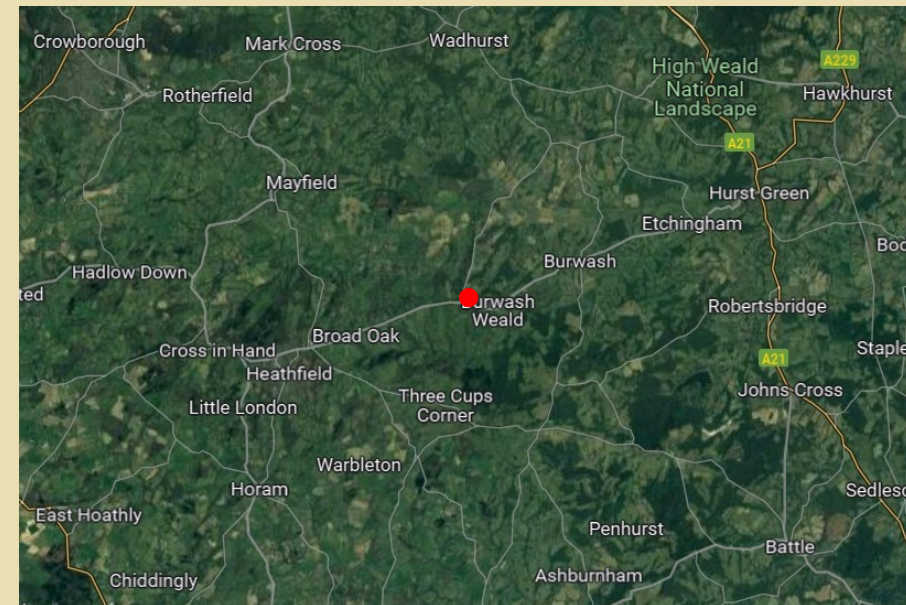
The site is situated in a pleasant rural position, adjoining a cricket ground and playing fields with far reaching views across the valley. It is in an area within the High Weald Area of Natural Outstanding beauty and lies within the upper Rother Valley Landscape Character Area. The small village of Burwash Common is within easy access, providing shops, garden centre/café, church and recreational playground. The larger historical village of Burwash is approx. 2.8 miles distant with its beautiful High Street having many listed buildings set in a conservation area. The village provides various shops for everyday needs, 2 public houses, 3 churches and primary school.

Batemans, now a National Trust House, is famous for being the former home of Rudyard Kipling and is just a short distance away. It is a popular tourist attraction set within acres of beautiful gardens.

The larger market town of Heathfield is approx. 6.5 miles distance, providing excellent shopping facilities, schools for all ages and sporting facilities.

There are many beautiful country walks through High Weald area. Etchingham railway station being approx. 3 miles distance provides a main line service to London going North and Hastings going South. Stonegate Station is also approx. 3 miles.

The main A21 road giving access to London & Coastal towns is approx. 5 miles distant.



Planning

Detailed Planning Consent was granted by Rother District Council under Ref: [RR/2021/1608/p](#) dated 20th December 2021 for the demolition of the Ashwood Nursing Home and redevelopment of the site to provide 12 residential units.

As part of the application 2 detached houses were for Self Build shown as Phase 1 which we are now offering on an individual or joint basis.

The other part of the consented scheme (Phases 2 & 3) is currently under construction.

All conditions relating to the 2 plots have been discharged with the exception of the pre-occupation condition which the owners are currently seeking to discharge.



Proposed Scheme (Known as Hunt House and Collins Green House)

The plots now to be sold will comprise a separate access off Swing Gate Hill and provides for two contemporary, eco-friendly Houses each approx. 133 m2 (1440 ft2) including basement and comprising:

Middle to lower Floors

Upper and Lower. halls with spiral staircase

Bedrooms 1&2 with ensuites

2 Further bedrooms

Family Bathroom

Utility Room

Basement—intended as fully habitable, perhaps a cinema room or gym plus plant room.

Storage Cupboard

Middle & Upper Floors

Living Room

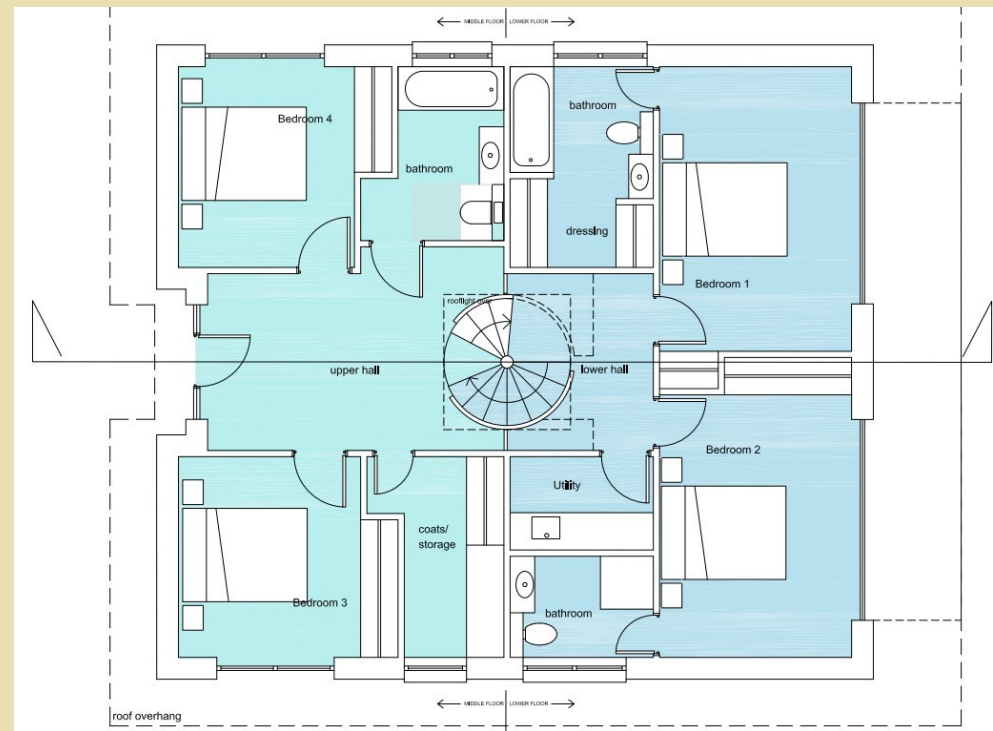
Kitchen

Full Length balcony

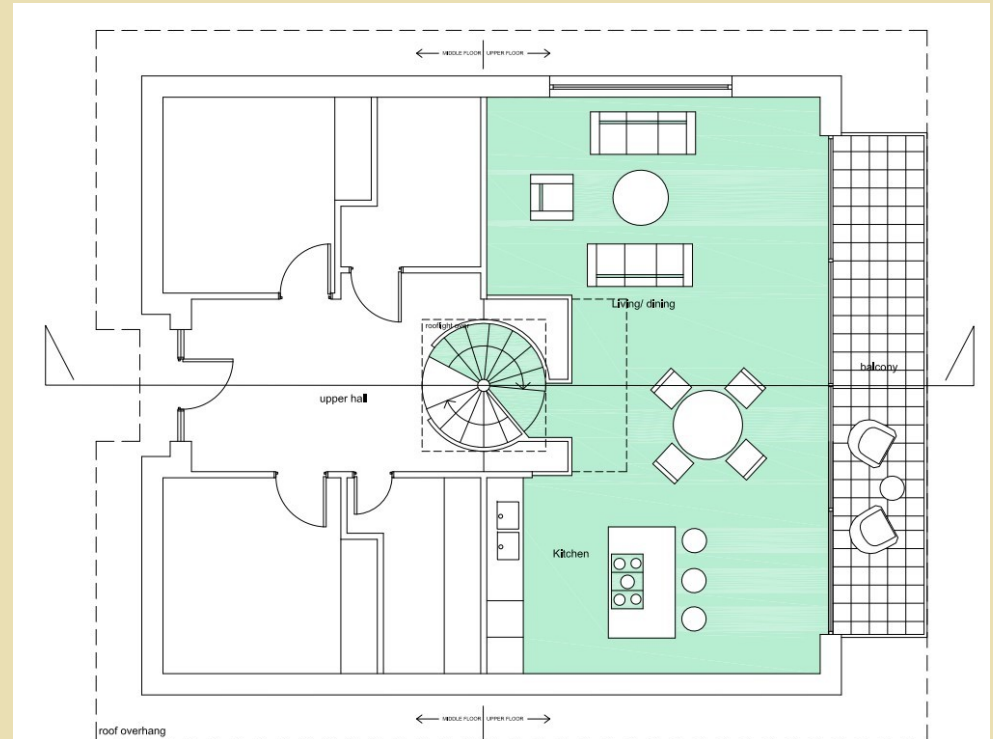
Outside

Gardens front and rear

2 parking spaces with electric charging



Indicative Floorplans



Spinners East Elevation



Accoya rainscreen weathered to natural grey.
Sloping soffits also in Accoya to match.

Decking - Ryno TerraSmart composite boarding, frameless glass balustrade.



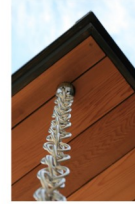
Recessed soffit lights, brand to follow.



Windows, doors, screens by Klosen slimline, colours of frames to follow.

Roof fascia in horizontal Accoya boarding to match cladding with Ryno black grip trim??

Spinners - West Elevation



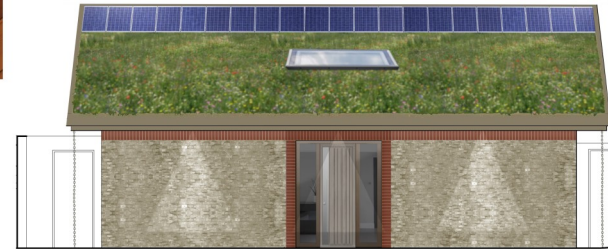
Stainless steel rainwater chain



Roof lantern, (Roof Glaze Ltd)



Wildflower meadow mix green roof



Entrance door by Deuren Doors, colour in grey (silver birch) to complement brickwork.

Brick cladding in mixture of precise "framing" to doors, windows, roof and tumbled rustic finish of infill panels.



Spinners South (& North) Elevations



Accoya rainscreen weathered to natural grey.



Windows, doors, screens by Klosen slimline. Colour of frames to follow

CIL

The plots are not subject to any CIL payments.

Services

We understand water, gas, electricity and foul drainage are available to the property.

We understand there is an agreement with Southern Water to connect the surface water into the foul drain.”

There is provision for an attenuation tank to the rear.

Interested parties must make their own enquiries to the relevant statutory authorities to ensure availability and capacity.

Tenure

Each Plot will be sold freehold with Vacant Possession on Completion.

Price

£295,000 for each plot.

Method of Sale

In making any bid please include the following:

- 1) Offer subject to contract
- 2) Confirmation of funds
- 3) Whether the proposed purchase is dependent on any related sale.

Viewing

The Plots may be viewed from the road or by prior telephone appointment with the Agents.

Agents Details

Peter Randall

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

William Bowden

Tel: 01732 363633

Email :w.bowden@rpcland.co.uk

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Tonbridge

Kent, TN9 1BB



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