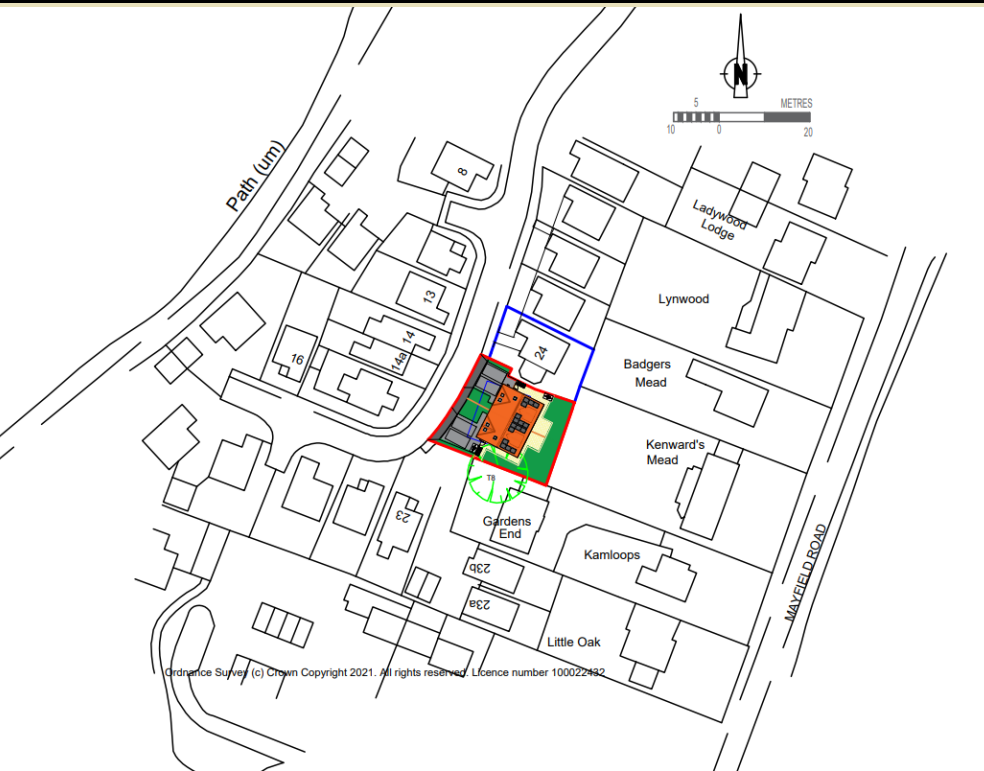


A Small Development Opportunity for a Pair of 2.5 Storey, 4 Bedroom Houses

Situated in a quiet Cul-De-Sac Close to Rotherfield Village Centre



Land Adjoining

24 Court Meadow Close

Rotherfield

East Sussex

TN6 3LN

For Sale

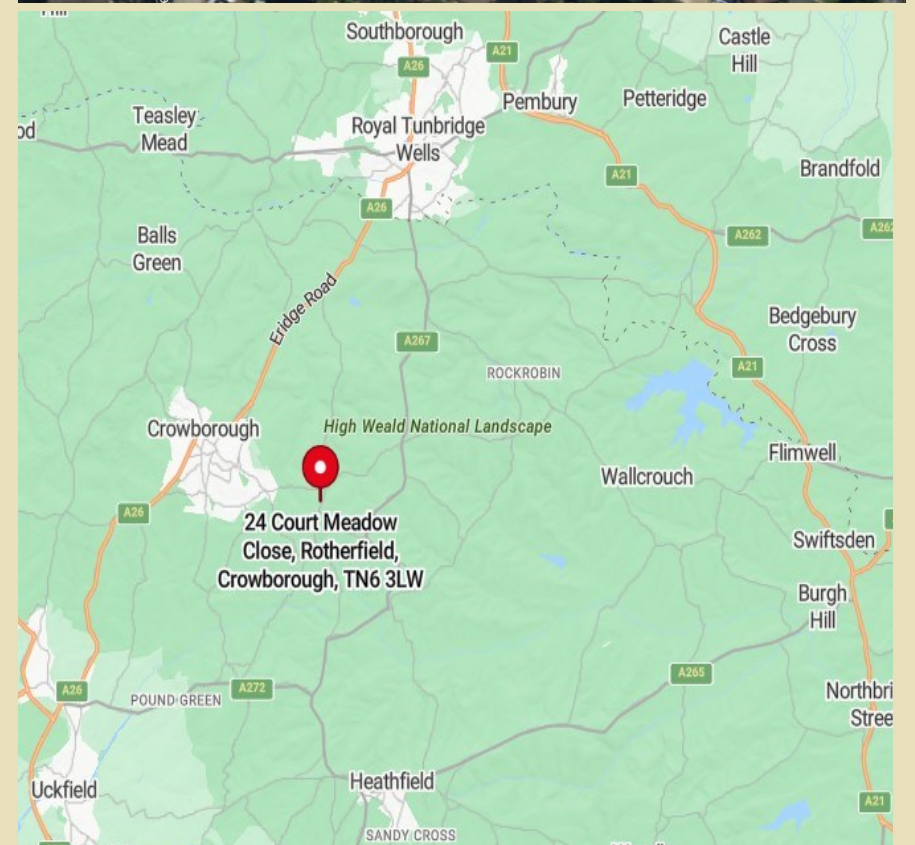
Site Description

This rectangular site which formed part of the side garden to the adjoining house. The site is generally flat, has a full frontage to Court Meadow Close, with the boundaries fully fenced and mature trees to the rear.

Location

The site is located towards the end of quiet cul-de-sac of attractive 1980's semi-detached and detached houses. The historic village centre is within easy walking distance and provides various shops, art galleries, public houses, restaurants, church school and bus services.

The large town of Crowborough is only some 3 miles distant while Tunbridge Wells is approx. 8 miles.



Planning

Detailed Planning consent was granted by Wealden District Council under planning ref: [WD/2023/2388/F](#) for the erection of a pair of 2.5 storey dwellings subject to various conditions.

The Consented Scheme

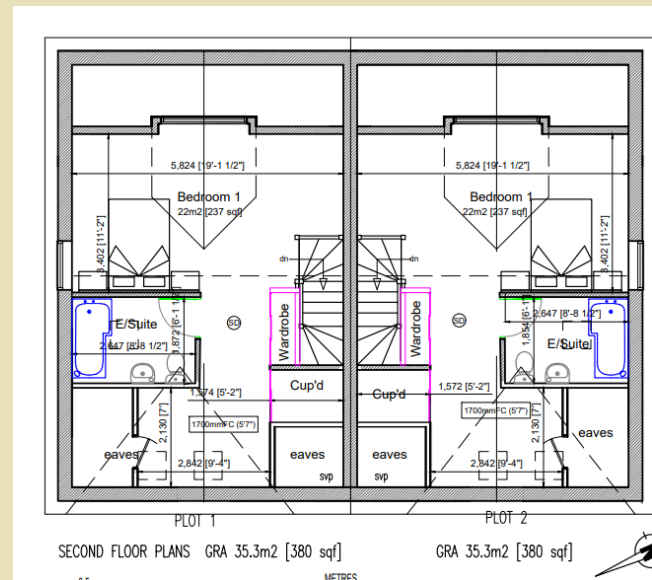
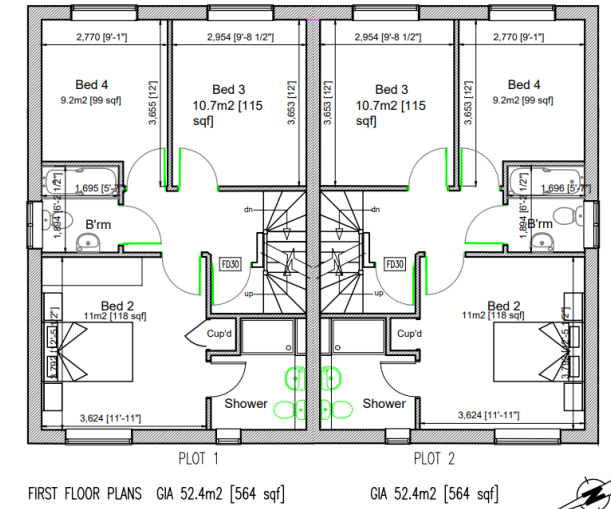
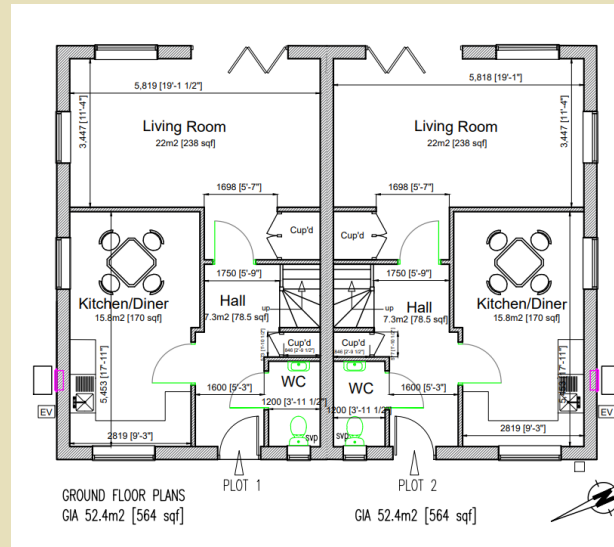
The planning consent provides for a pair of attractive 2.5 storey semi-detached houses of approx. 1508 sqft and comprise:

Ground Floor: entrance hall, cloakroom, dining room, kitchen/diner.

First Floor: bed 2 with ensuite shower, 2 further bedrooms family bathroom.

Second Floor: master bedrooms with ensuite.

Outside: gardens to side and rear. 2 parking spaces for each property.



Services

We understand all main services are available to the site but interested parties must make their own enquires as to availability and capacity

Tenure

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

Price

Price available on Application for the freehold subject to contract.

CIL

The buyer will be responsible for any CIL payment which is currently £78,153.85

Viewing

The site may be viewed from the road during daylight hours.

Agents Details

Peter Randall

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

William Bowden

Tel: 01732 363633

Email : w.bowden@rpcnewhomes.co.uk

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB



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