

**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, Just Six Miles to Lewes**



Land West of

Church Lane

Laughton

East Sussex

BN8 6AH

For Sale

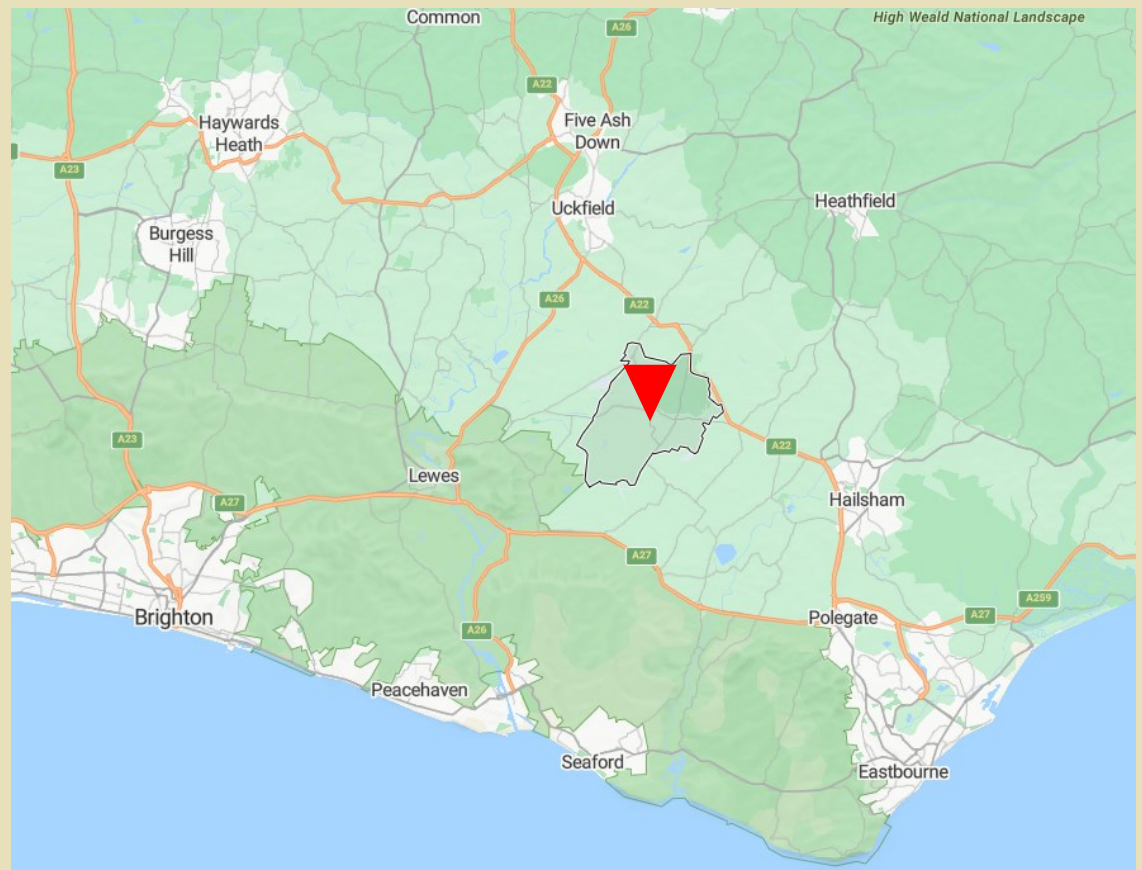
Site Description

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.



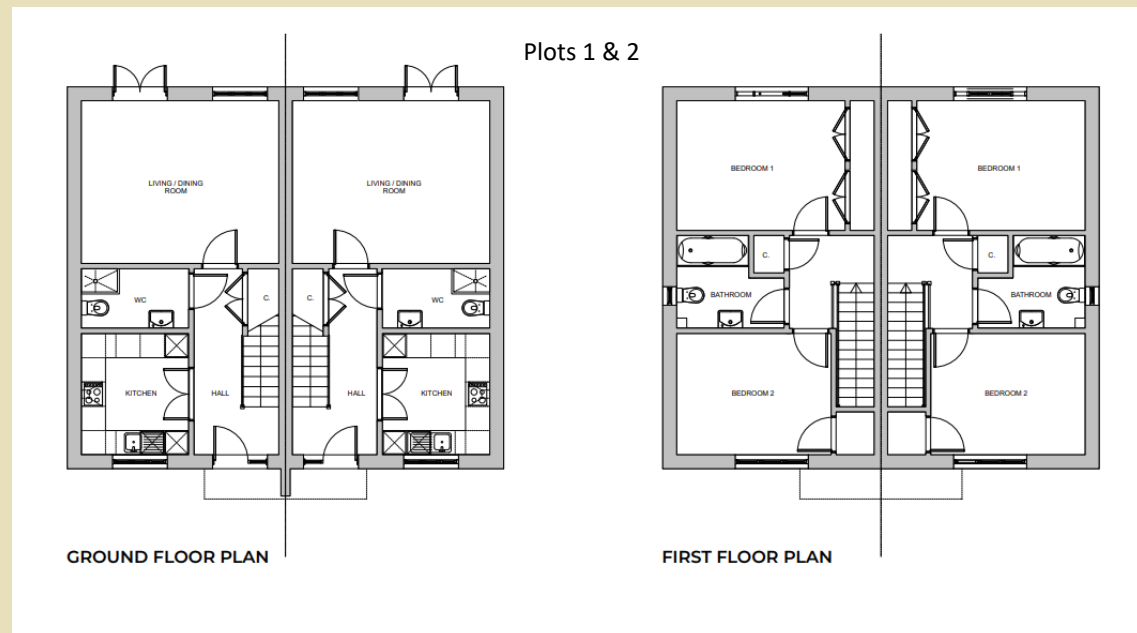
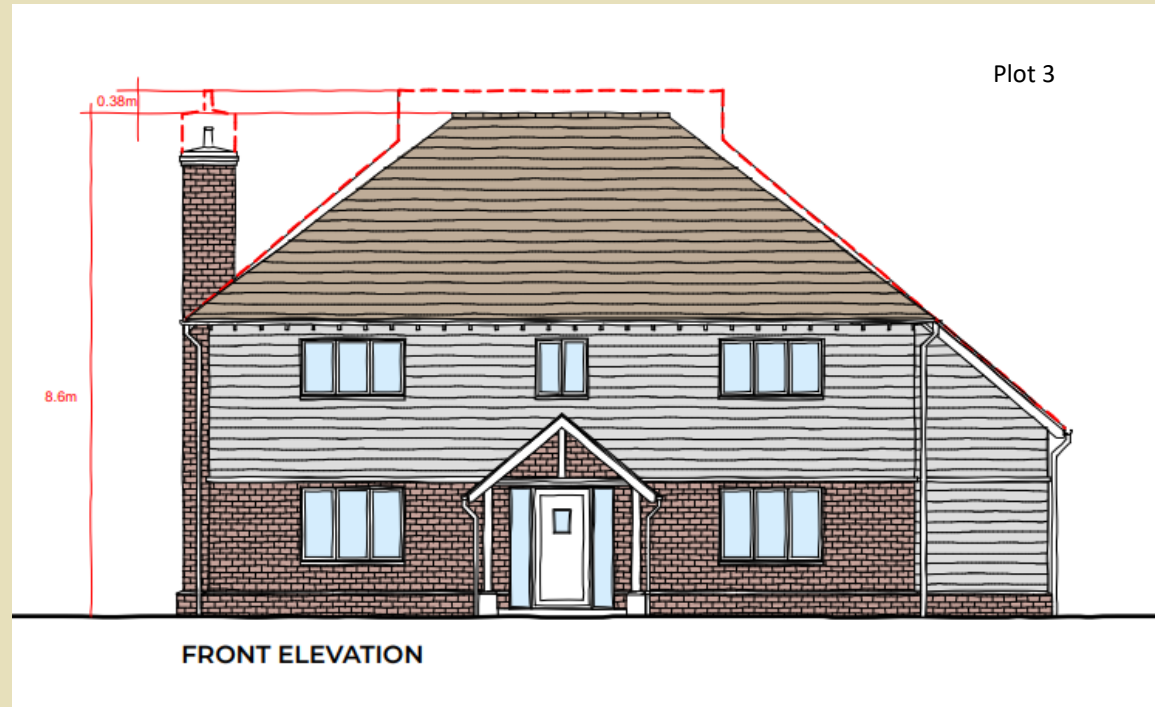
Planning

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.

The Consented Scheme

This extremely attractive architect design scheme sits comfortably with its rural setting and comprises a pair of 2x2 bedroom semi detached houses and two detached houses.

The semi detached houses are approx. 856 sqft each with the detached houses approx. 2213 sqft and 1762 sqft.



Services

Interested parties should make their own enquiries regarding availability and capacity.

Tenure

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

Price

Price available on Application.

CIL

The buyer will be responsible for any CIL payment which is currently £147,515

Viewing

Strictly by prior appointment through the owners 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@rpcnewhomes.co.uk

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB



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