

An excellent rural site with detailed planning consent for 10 dwellings backing onto playing fields and set in the High Weald area of outstanding natural beauty



Former Ashwood Nursing Home

Heathfield Road
Burwash Common
East Sussex TN19 7LT

For Sale

Site Description

A large Victorian former nursing home, set in grounds of approx 0.35 Hectares (0.875 acres). The site occupies a prominent corner position fronting Heathfield Road with a return frontage to Swing Gate Hill. It slopes gently from South to North and is well screened with mature hedging. The house has been stripped and ready for demolition.

Location

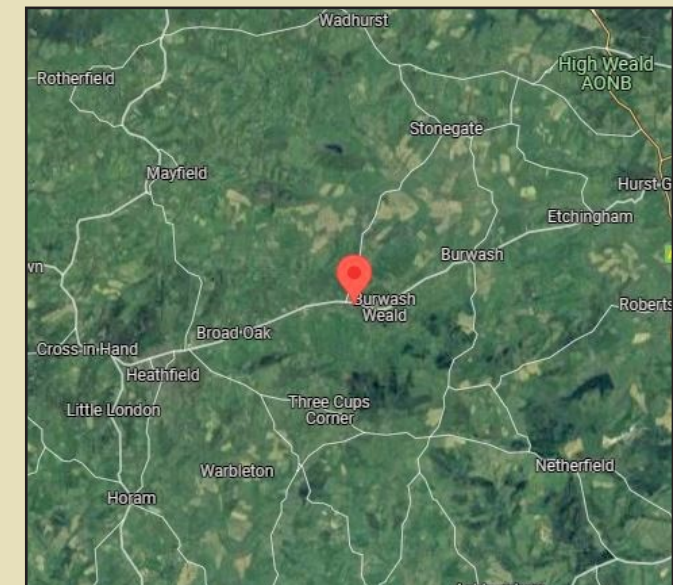
The site is situated in a pleasant rural position, backing onto a cricket ground and playing fields with far reaching views across the valley. It is in an area within the High Weald Area of Natural Outstanding Beauty and lies within the Upper Rother Valley Landscape Character Area. The small village 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, primary school. There is a bus stop immediately outside the site.

Batmans, now a National Trust House, is famous for being the former home of Rudyard Kipling set in acres of beautiful gardens and just a short distance away.

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. Stonegate railway station is approx. 2 miles whilst Etchingham railway station is approx. 3 miles distance both providing main line services to London going North and Hastings going South.

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 application nos. RR/2021/1608/P dated 20th December 2021 for the demolition of the existing building and redevelopment of the site to provide 12 residential units, car parking, cycle & refuse facilities, and subject to various conditions and section 106 agreement.

As part of the application 2 detached houses were for self build both of which will be retained by the owners.

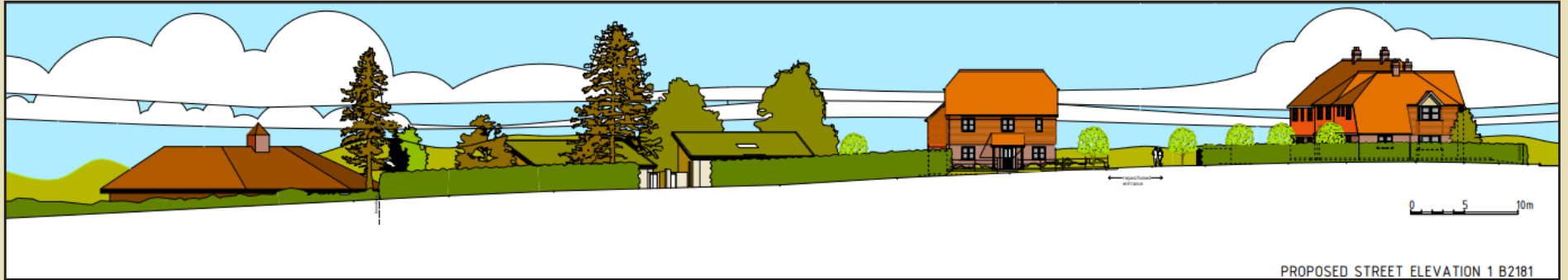
The scheme to be sold will be for 10 dwellings. As the consent was granted for the whole site, ie.12 units, the owners will discharge the conditions that directly affects the marriage between the two sites and will submit applications pursuant to the consent to discharge such conditions.

Proposed Scheme

The site to be sold will comprise a separate access from Swing Gate Hill and provide 4 apartments (2 of which will be affordable) a terrace of 3 x 3 bedroom houses, a pair of 3 bedroom houses and a five bedroom detached house.

Schedule

Plot	Description	Sq Ft
3	5 bedroom detached	1872
4	3 bedroom, 3 storey	1185
5	3 bedroom, 3 storey	1185
6	3 bedroom terraced	1185
7	3 bedroom terraced	1185
8	3 bedroom terraced	1185
9	2 bedroom apartment	758
10	2 bedroom apartment	758
11	1 bedroom apartment	621
12	2 bedroom apartment	758



Proposed Elevation from Swing Gate Hill



Proposed Elevation from Heathfield Road

Section 106 Agreement

The section 106 agreement provides for 1 x 2 bedroom apartment and 1 x 1 bedroom apartment as being affordable. The owners have an offer from a registered provider which will be available to the buyer if required.

CIL

The site is subject to a CIL payment which will be the responsibility of the purchaser.

Please go to our website www.rpcland.co.uk for further details, which shows the liability notice from Rother District Council. It should be noted that this refers to the whole site. The figures for phases 2 and 3 totals £239,972, but this assumes no relief for the affordable housing which the buyer will need to address with the local planning authority.

Services

We understand mains water, gas, electricity and foul drainage are available to the property. It is proposed surface water will be by percolation but we understand in the event this is not possible the owners have confirmation it could be connected into the foul drainage.

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

Note

As the owners are retaining phase 1 of the development (plots 1 & 2) they are undertaking the archaeological assessment, surface water drainage and tree protection measures conditions. Please see owners notes in respect of pre-start planning conditions on our website www.rpcland.co.uk.

There is currently an electricity substation on the site which the owner has issued notice to UK Power Networks to remove their equipment.

Tenure

The site will be sold Freehold with vacant possession on completion

Price

Offers invited in excess of £900,000, subject to contract only

Method of Sale

In making any bids please include the following:-

- 1) Offer subject to contract
- 2) Details of any due diligence required prior to exchange of contracts
- 3) Confirmation of funds
- 4) Board approval process if required

Viewing

The site may be viewed by prior telephone appointment with owners sole agents RPC Land & New Homes, telephone 01732 363633 or Peter Randall 07932 015233. email p.randall@rpcland.co.uk

Agents Details

Peter Randall

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB



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