



Exciting Development Opportunity for Three, 2-bed Dwellings near Crowborough High Street. We understand the Site benefits from a Resolution to grant Planning Subject to the Signing of a Section 106

Land at and to the West of Heatherbank, The Broadway, Crowborough, TN6 1DE

# Site Description

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

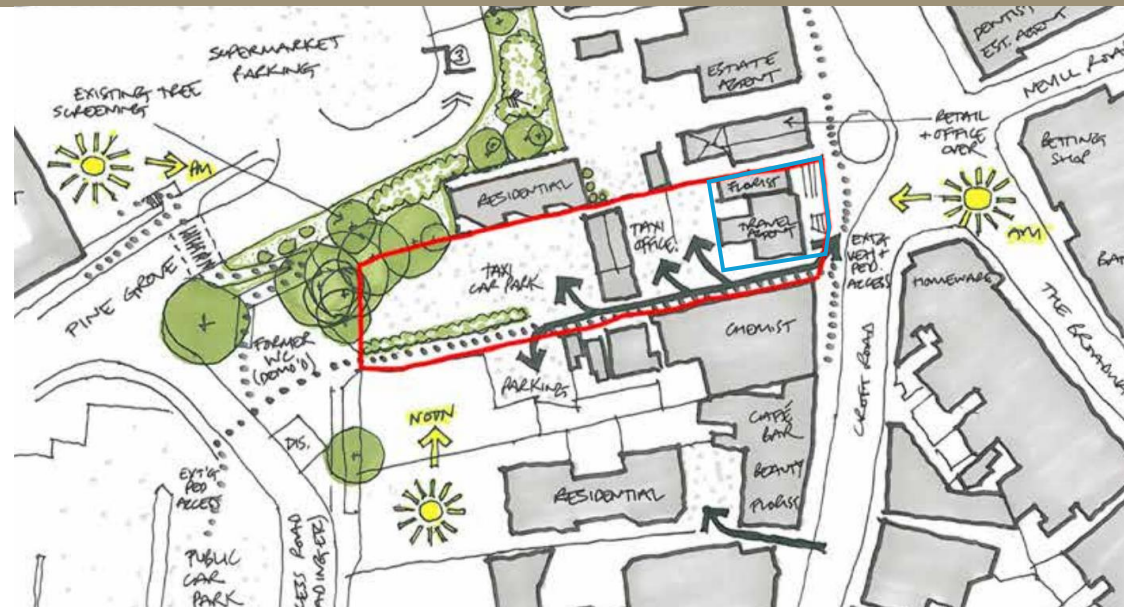
The site is located in central Crowborough and fronts Croft Road, as well as Crowborough High Street. The site currently houses three buildings, two retail units which face the high street. It is the Vendor's intention to retain these two units. The third building is set behind the street frontage and is used as a workshop, offices and garaging.

The balance of the site is used for informal parking with a redundant area of scrub/grassland at the western end. Vehicle access to the parking area is from Croft Road via the shared drive/pedestrian footpath which connects the High Street and the municipal car park to the west. The site slopes from the car park to Croft Road.

Crowborough is an attractive town situated on the edge of the Ashdown Forest and located within the leafy borough of East Sussex. It was also once the home of the famous author Sir Arthur Conan Doyle. Though located in East Sussex, Crowborough is also conveniently positioned close to the Kentish border.

The High Street, B2100 connects to Beacon Road, A26 (north of the site) which is a primary vehicle route in and out of Crowborough town. The A26 connects Crowborough to Tunbridge Wells, and Tonbridge in the North-Eastern direction, and Newhaven on the coast, via Uckfield and Lewes in the Southern direction.

Crowborough offers A wide range of amenities, schools and shops, including a Waitrose and a leisure centre with swimming pool and squash courts. The train station, which is located at the southern end of the High Street, is part of the Oxted Line, providing direct services to London. With travel to London Bridge taking from 69 minutes.



# Planning

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We understand that the site benefits from a resolution to grant planning subject to signing the S106. With the Planning Ref: [WD/2023/1712/F](#) for the: Redevelopment of site comprising the demolition of existing two-storey building and erection of 3 no. Two-bedroom dwellings, with parking, landscaping and public realm improvement works.

The Vendors believe that the site may have the potential for a fourth dwelling, subject to all the necessary consents.



# Sales and Viewing Information

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## Agent's Note

- 1) The Vendor is to retain the two retail units that face the High Street.
- 2) We understand that the site is currently subject to a Lease, which is outside the Landlord and Tenant Act 1954.

## Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

## Tenure

The site is to be sold Freehold with vacant possession on Completion.

## VAT

The Vendor has elected not to charge VAT.

## CIL/S106

TBC

## Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. [p.bowden@rpcland.co.uk](mailto:p.bowden@rpcland.co.uk)

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
- confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.
- *Details of any overage which may be paid in light of improved planning consents*

The Vendor reserves the right not to accept the highest nor any bid made for the site.

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

## Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

## Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 2% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

# Agent Details

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