



**Exciting Development Opportunity in
Crowborough for a Substantial, 5-bed,
Single Dwelling, Subject to Vendors
Planning**

**LAND REAR OF WESTRIDGE
HOUSE GOLDSMITHS AVENUE
CROWBOROUGH EAST SUSSEX
TN6 1RJ**

All photographs, graphics and plans are for illustrative purposes only.

Site Description

The site is located in Goldsmiths Avenue which is a highly sought-after location within the Warren area of Crowborough.

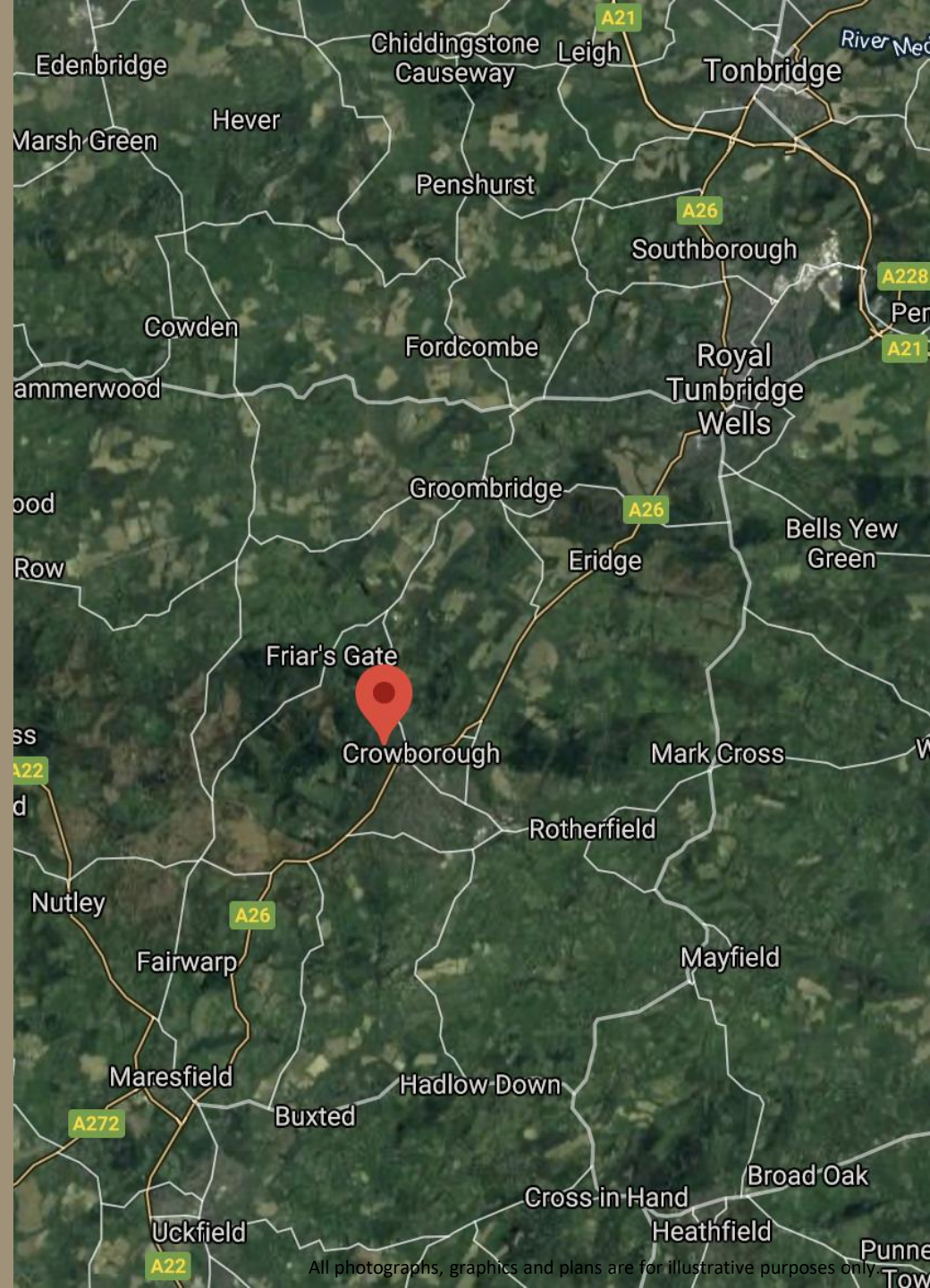
Goldsmiths Avenue is conveniently located less than a mile from Crowborough town centre and is an estimated 15-minute drive from the Ashdown forest (via the A26).

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.

Crowborough offers a wide range of amenities, schools and shops, including Waitrose and a leisure centre with swimming pool and squash courts. Trains from Crowborough to London Bridge takes just over 1 hour.

Furthermore, Tunbridge Wells is located circa 7 miles away and its station provides a regular train service to London Cannon street taking around 1 hour.

The South coast is also within easy reach with Brighton and Eastbourne circa 25 miles distant. While Gatwick Airport is approximately 22 miles away.



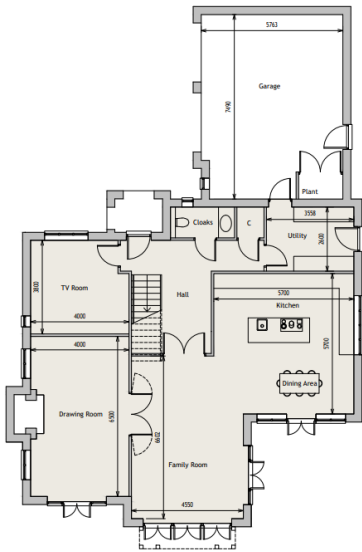
Planning Information

A planning application is due to be submitted for a proposed 5 bedroom substantial dwelling GIA 3416ft²/ 317.42m².

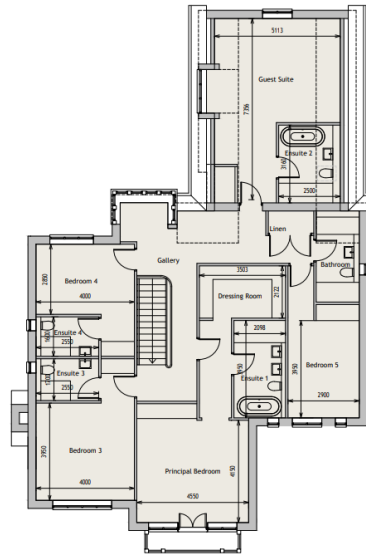
FLOOR AREA OF PROPOSED DWELLING

(GROSS INTERNAL FLOOR AREA)

GROUND FLOOR	137.42m ²	1479ft ²
FIRST FLOOR	180m ²	1937ft ²
TOTAL FLOOR AREA EXCLUDING GARAGE	317.42m²	3416ft²
GARAGE	42.80m ²	460ft ²
OVERALL TOTAL	360.22m²	3876ft²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



NORTH (FRONT) ELEVATION

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Additional Details

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.

CIL/S106

TBC

Method of Sale

- Offers are invited by way of Private Treaty(subject to contract.) All offers should be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk

In submitting a proposal, please include the following:

- Details of any assumptions and conditions, including any abnormal costs and CIL.
- Details of purchasers funding arrangements
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Full solicitor's details
- 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
- *Details of any overage which may be paid in light of improved planning consents*

Viewing

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

Agent Details

Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



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