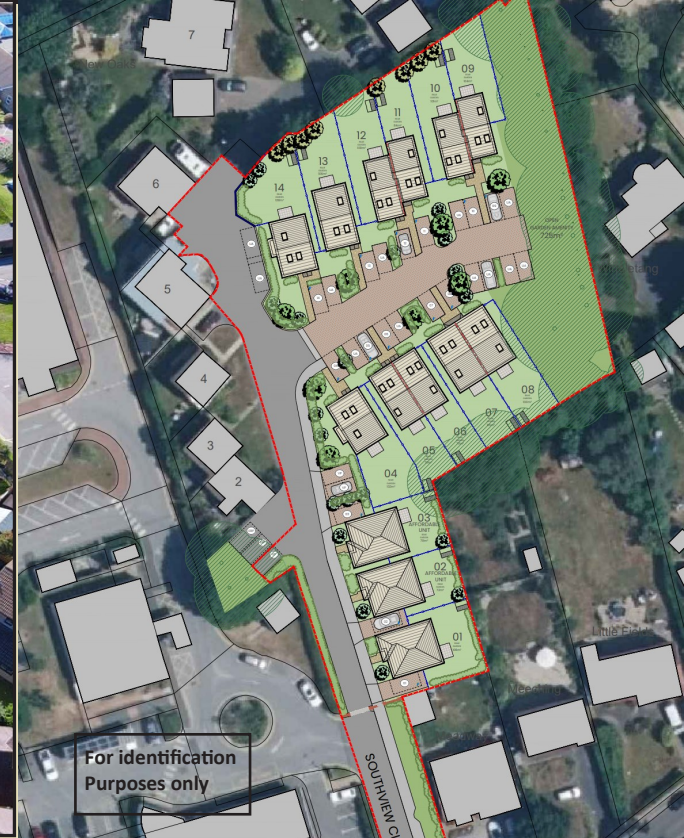


# A Superb Residential Development Opportunity with Detailed Planning Consent for Fourteen Houses and Bungalows, Just 0.7 miles from the Town Centre, and Short Car Drive to the Ashdown Forest

Subject to Signing Section 106 Agreement



## Land at

1 Southview Close  
Crowborough  
East Sussex  
TN6 1HH

**For Sale**

## Site Description

The site which is irregular in shape extends to approx. 0.4 H/A (1 Acre). It does include part of the Road within the title. Currently this site is occupied by a Late 1970s, two storey dwelling of approx. 12000 sqft, built of brick under a tiled roof, together with car parking.



## Location

The site is situated in a pleasant mainly residential area with Crowborough memorial hospital opposite, which caters for minor injuries, intermediate care and is some 0.7 miles from the town centre.

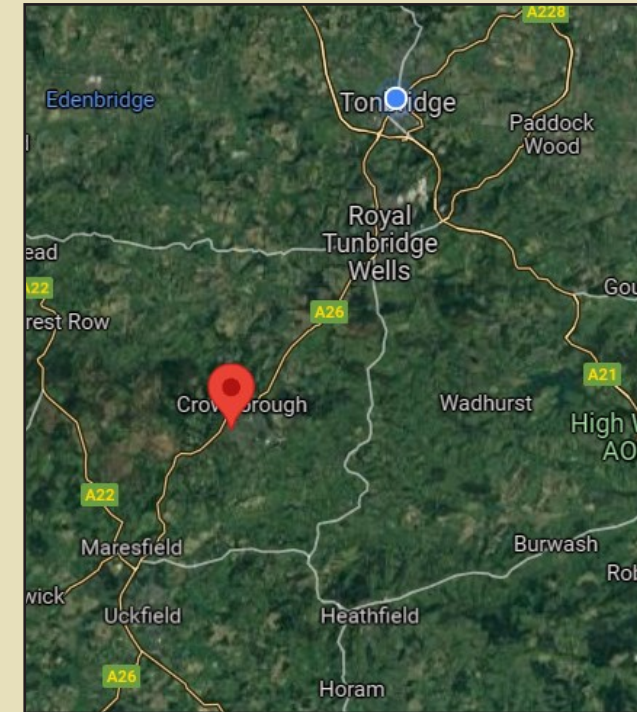
Crowborough is a thriving town being the largest in East Sussex and situated on the Kent border with Tunbridge Wells being approx. 7 miles distant.

The High Street provides a multitude of shops, restaurants, cafes with a good range of supermarkets on the outskirts.

The town has a wide range of schools & nurseries for all ages, with many sporting facilities including leisure centre, tennis and squash courts, Crowborough Beacon golf club, rugby & football clubs.

The famous Ashdown Forest covering an area of approx. 10 sq. miles and in an area of outstanding natural beauty is within a few minutes drive.

The closest railway station is approx. 2 miles, situated at Jarvis Brook, which provides trains to London Bridge & coastal towns.



## Planning

Detailed Planning Consent has been Granted by Wealden District Council under planning ref: [WD/2023/2473/MAJ](#) by delegated powers subject to the signing of a section 106 agreement, various conditions and CIL payment. A copy of the draft consent can be found on our [website](#).

## Proposed Development

The development is for fourteen private dwellings comprising three detached bungalows, eight 2.5 storey semi detached houses and two 2.5 storey detached houses. It is proposed that units 2 and 3 are affordable dwellings.

### Accommodation Schedule:

Plot 01	2 Bedroom / 3 Person, Bungalow circa 62m <sup>2</sup>
Plot 02-03	2 Bedroom / 3 Person, Bungalow (Affordable) circa 62m <sup>2</sup>
Plots 04, 14	4 Bedroom / 6 Person, Detached, 2.5 storey circa 132m <sup>2</sup>
Plots 05-06 & 09-12	3 Bedroom / 5 Person, Semi-detached, 2.5 storey circa 107m <sup>2</sup>
Plots 07-08	4 Bedroom / 6 Person, Semi-Detached, 2.5 storey circa 132m <sup>2</sup>
Plot 13	4 Bedroom / 6 Person, Detached, 2.5 storey circa 133m <sup>2</sup>

### Vehicle Parking Allocation:

#### Proposed:

14 x Allocated spaces for new dwellings  
3 x Visitor Parking  
12 x unallocated spaces  
Total = 29 spaces

Elevations/ Street Scenes



## Services

We have not carried out any service enquiries however we understand all main services are available to the site, but any intending purchasers must make their own enquiries to the relevant statutory authorities in respect of availability and capacity.

## Ground Conditions

The Sellers have commissioned a ground investigation report which will be made available to the Purchaser. However, for the purposes of any offer, please assume standard foundations.

## Tenure

The site will be sold freehold with vacant possession on completion.

## Price

Offers invited for the freehold Subject to Contract

## VAT

The sellers have elected not to charge VAT on the sale

## Viewing

Interested parties may view this site at their own risk during daylight hours.

## Method of Sale

Offers are invited for the freehold, subject to contract only.

**The latest date for offers to be received will be by noon on Thursday 12th December 2024**

Bids must be made in writing on Company letter headed paper and addressed to Peter Randall, RPC Land & New Homes, 158 High Street, Tonbridge, Kent, TN9 1BB, email p.randall@rpcland.co.uk

In submitting you bid please provide the following information:-

1. Offer price for the property. Allow £425,000 for CIL/Section 106 payments. A payment of £626,000 has been agreed to exclude any affordable units.
2. Details of any conditions attached to the bid.
3. Confirmation of funds.
4. Details of any due diligence required prior to exchange of contracts.
5. Details of any further authorisation required.

### Special Notes

1. The sellers reserve the right not to accept the highest or any bids received.
2. The owners have commissioned a soil investigation which will be made available and assigned to the chosen buyer.
3. The part of the Southview Road outlined in Red is included in the sale
4. The purchaser will be responsible for RPC Land & New Homes Commission of 1.5% of the Purchase Price paid + VAT and this must be taken into account when making any offer.

## 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



## Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.