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Campbell's

your local independent estate agent



Development site East of Sabon Gari, Crowhurst, Battle, East Sussex TN33 9AN

**£450,000  
freehold**

NOTE: The owners have paid the CIL payment and £95,000 will be payable in addition to the sale price.

A wonderful opportunity to acquire a development site to construct four three bedroom semi detached houses with the benefit of commenced planning permission with foundations commenced, in the centre of the village and enjoying an attractive rural outlook.



## Description

NOTE: The owners have paid the CIL payment and £95,000 will be payable in addition to the sale price.

The foundations have been commenced at this development site for four three bedroom semi detached houses that occupy a tucked away location in the centre of the village granted under planning reference: RR/2020/945/P. The planning allows for a new private driveway, parking and two pairs of three bedroom semi detached houses of circa 93 sq.m. The proposed accommodation will provide a reception hall, cloakroom and large open plan kitchen, living, dining area to the ground floor with three first floor bedrooms, the master with en-suite and separate bathroom. Outside a new driveway will provide access to turning and parking and each of the properties will enjoy gardens to the rear with an attractive rural outlook. For further details or to arrange a site visit please contact us on 01424 774774.

Note: We are advised that all pre-commencement conditions, including the service water strategy and mains drains connections have been designed and approved.

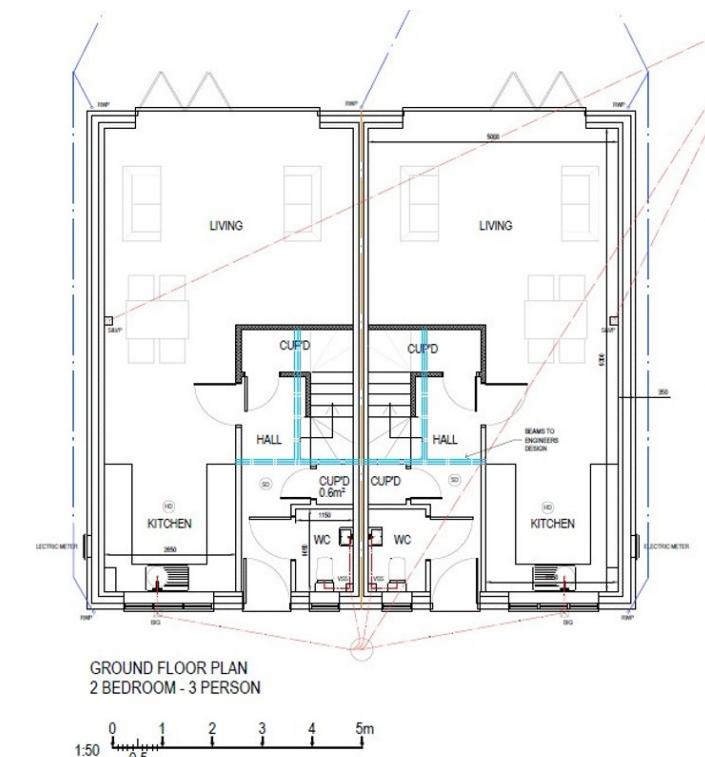
## Directions

Proceed to the centre of the village where the entrance will be seen opposite the Plough Pub.

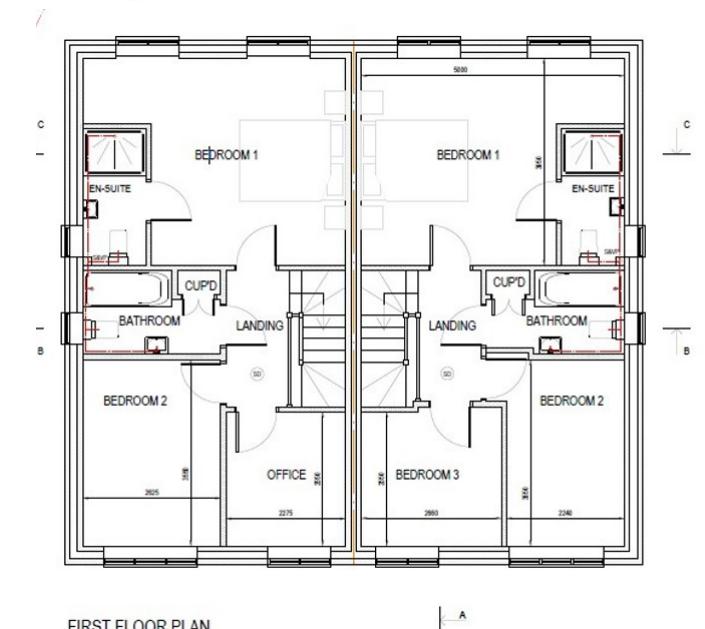
## ELEVATIONS



## FLOORPLANS



## SITE PLAN



**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**  
We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

