



The Building Plot - The Shaw, South Road, Hailsham, East Sussex BN27 3NU



This is an amazing opportunity to build your dream bungalow, with the option to purchase an additional 1.4 acres of woodland directly behind the plot. WD/2023/1239/PIP - PERMISSION IN PRINCIPLE has been granted for a single detached residential dwelling (consent granted 21 June 2023)



## Description

AP Estate Agents are proud to announce the sale of a BUILDING PLOT with planning granted in principle for a DETACHED 2 BEDROOM BUNGALOW AND PARKING FOR VEHICLES.

The site is formed of a section of land that was used as domestic garden by The Shaw. The plot is already well screened with existing dense foliage from the neighboring property on the Southern boundary, and there is currently a high wall to the Northern boundary which extends along side of what would be the driveway for the property. Behind the plot and to the East is a 1.4 acre parcel of ancient woodland which would be made available to purchase by way of separate negotiation.

### THE PLOT

Mostly laid to lawn with a variety of mature shrubs and a tall specimen pine trees, to the Eastern end of the plot is a miniature tennis court with a tall brick wall as a back drop. The ground undulates away from The Shaw and is considerably lower than the neighboring properties garden, having a rockery up to the hedge line. Around the boundary is dense foliage providing a high degree of privacy, with a brick built wall on the northern boundary and ancient woodland to the East.

### ACCESS

The plot is accessed from South road, and is shared with Southern water (further details below), it is a single track that will eventually provide a shared turning area as well as parking for up to 3 vehicles

LOCATION OF THE SITE: Land at The Shaw, South road, Hailsham, BN27 3NU

### ADDITIONAL INFORMATION

Southern Water have a Water Treatment plant which runs down through the site from the Western Boundary to the Northern boundary (out to the pumping station located within the woodland the other side of the Eastern boundary). The proposed dwelling would be able to (subject to agreement with Southern water) connect to this existing sewer via an existing manhole close to the eastern boundary and the existing drainage run would be protected / diverted as appropriate.



## THE WOODLAND

The woodland (title number ESX342831) available by separate negotiation, is ancient woodland towards the eastern boundary of the plot. As per the diagrams in the listing, it forms a dog leg of 1.4 acres. There is a shallow stream that runs through onto neighboring farmland creating a wetland area at the eastern tip. Southern water have a treatment plant just before the woodland starts and they are required to give right of way to access it. The land on the map shown between the plot and the woodland is owned by Southern Water. This woodland is being offered at OFFERS IN THE REGION OF £40,000

## DIRECTIONS

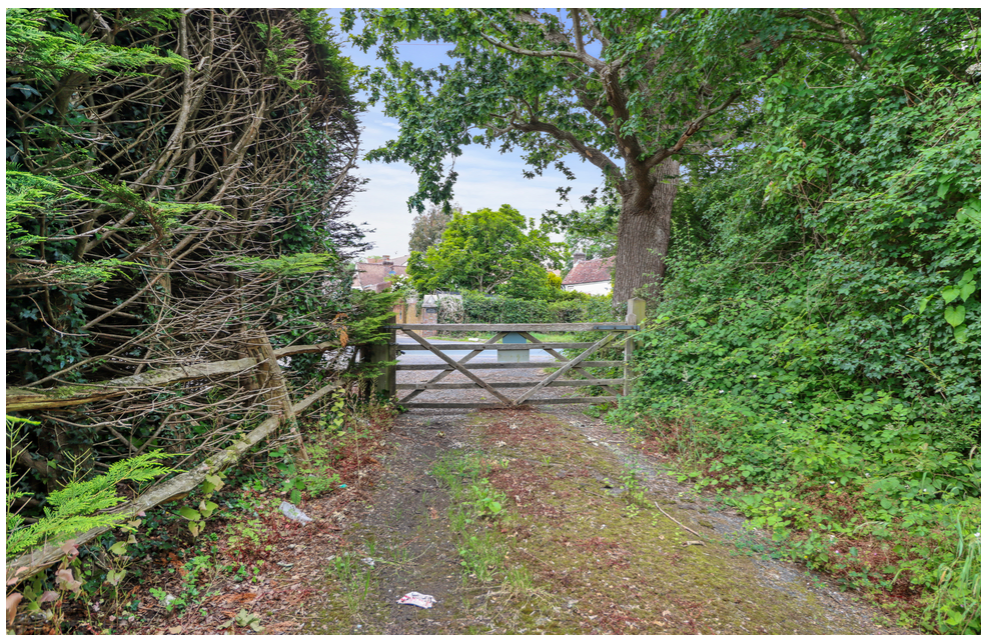
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**Tenure:** Freehold

**EPC:** EPC Rating



Offers in Excess of £200,000

Viewings

By Appointment Only

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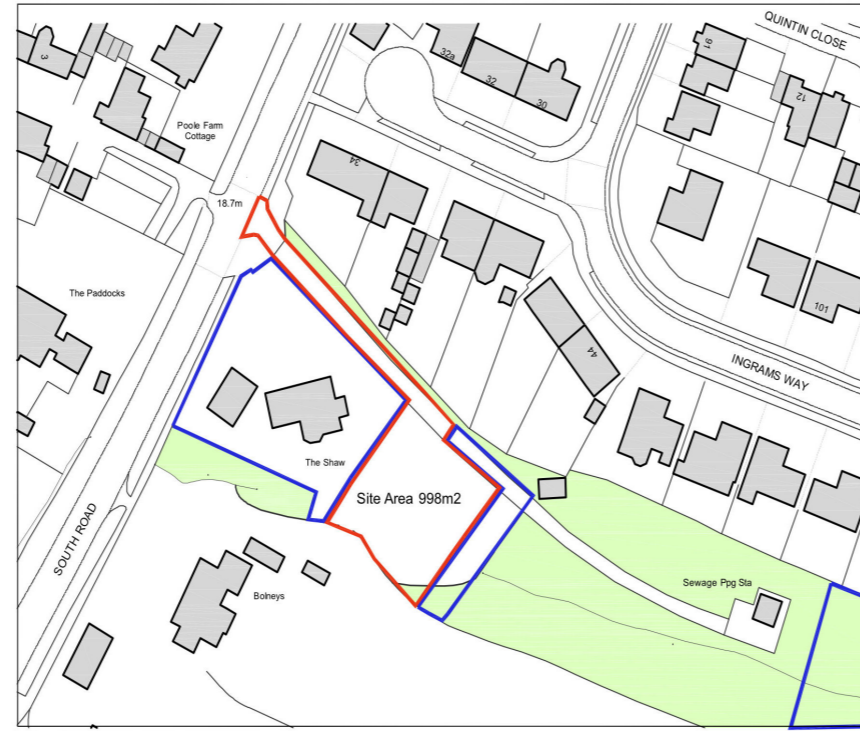
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Site Location Plan (1:1250)



Post and rail fence would separate development area from 15m buffer zone (from edge of woodland)

15m buffer zone between wood and built form (all show hatched)

Large amount of hard surface (tennis court) would be removed with area made good if planning is granted

Existing access track

Area of rear garden to remain associated with The Shaw

Existing brick wall

Position of access Parking (x2 cars)

Indicative possible position for proposed dwelling

Existing access gate (likely to be repositioned / adjusted)

On the technical details there would be no built form within 15m of the woodland at the rear of the site

Proposed Block Plan (1:500)

