

## PROPOSED DWELLING



Building Plot adjacent to 6 Woodland Way, Crowhurst. TN33 9AP. **oieo £225,000 freehold**

A wonderful opportunity to acquire a single building plot with planning permission to construct a large detached three bedroom bungalow with integral garage circa 1,350 sq.ft. in a desirable tucked away location at the end of a no-through road enjoying rural views and being within a short distance of the centre of Crowhurst, the primary school and railway station. VIEWINGS BY APPOINTMENT ONLY.

### Description

Granted under planning reference RR/2022/1538/P is this wonderful opportunity to purchase a single building plot that is located at the end of a no-through road on elevated ground with attractive rural views. The planning permission allows for a well planned detached single storey property that extends to approximately 125 sq.m. (1,353 sq.ft.).

The accommodation is arranged around a large reception hall with an impressive open plan kitchen/living/dining area with windows and bi-fold doors taking in views to the rear. The master bedroom has an en-suite, there are two further double bedrooms, a family bathroom and a large integral garage. It is thought the planning permission could be amended to provide additional accommodation within the garage, subject to any necessary consent.

Set within the grounds of 6 Woodland Way the proposed dwelling will have a driveway that sweeps off the existing drive to provide an area of parking with an enclosed garden to the rear.

There is also some further land available by separate negotiation. Applicants should also be aware that the owner has retained an access in between the building plot and the adjoining property and will be applying for a further building plot. We understand water and electricity are available, but applicants will need to make their own enquiries as to the cost of connection.

**NOTE.** The site will be liable for Council Infrastructure Levy (CIL) but a self build exemption may apply.

### Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings along Hastings Road. Proceed along for some distance turning right at Crowhurst Part into Telham Lane and continue along to the village of Crowhurst. Just after the Plough pub turn sharp right into Plough Lane and then left into Woodland Way and the plot will be found towards the end of the cul-de-sac.

What3Words:///blend.promise.firelight

## PROPOSED ACCOMMODATION

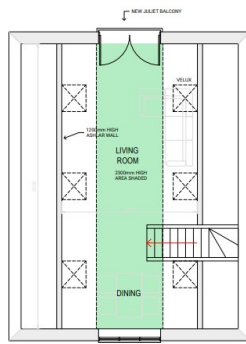
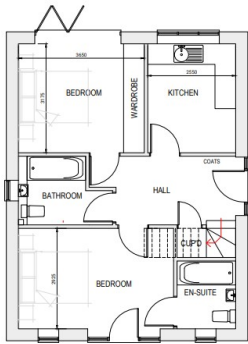
Large Reception Hall  
Ground floor kitchen  
Two Bedrooms, 1 En-Suite  
Family Bathroom  
First Floor Living/Dining Room  
Integral Garage  
Gardens to Front and Rear  
Provision for Parking

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.



GROUND FLOOR PLAN  
GIA - 52m<sup>2</sup>  
1:50  
0 1 2 3 4 5m

FIRST FLOOR PLAN  
GIA - 27m<sup>2</sup>

## SITE PLAN



The boundaries are as identified, subject to final agreement with the land owner.