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Development Site Potmans Lane, Bexhill-on-Sea TN39 5JL

oieo £1,000,000 freehold

A wonderful opportunity to acquire a prime semi-rural development site set on the semi-rural outskirts of Bexhill with full planning permission to construct a mix of 12 houses with private driveways and gardens granted under Planning Ref. WD/2022/0649/MAJ won on appeal.

### Description

A prime semi-rural development site with outline planning consent for a mix of 2, 3 and 4 bedroom houses granted under Ref: WD/2022/0649/MAJ. The current permission allows for 13 units, 4 of these units being affordable housing. We understand 4 will be built while the remaining portion will be discharged as a commuted sum of £90,000. approx. Each house will enjoy a private driveway and parking and an area of enclosed rear garden. The site backs onto fields with an attractive rural outlook. With its appealing location on the semi-rural outskirts of Bexhill a site visit is highly recommended.

### Directions

From Battle proceed to the roundabout at Ninfield and take the first turning towards Bexhill. Proceed along for some distance turning left into Potmans Lane where the site will be found along on the left hand side.

### PLOT 1



Front Elevation  
 Approximately 180 sq. m.

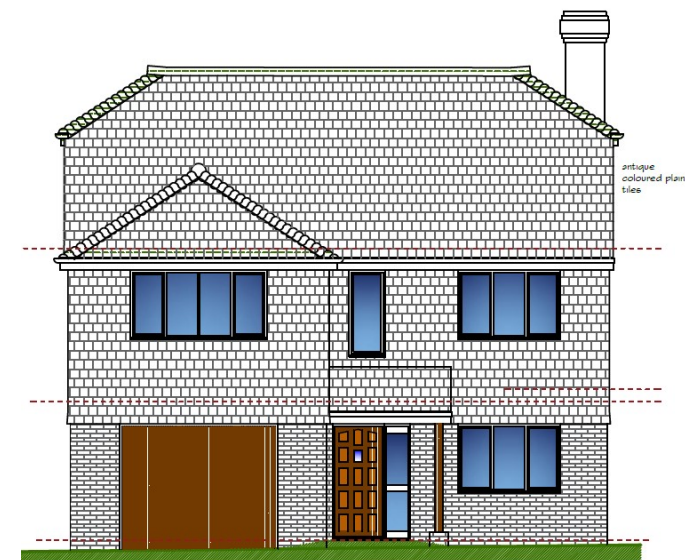
### PLOT 2 and 3



PLOT 2 3 Bed Semi  
 PLOT 3 3 Bed Semi

Approximately 107.45 sq. m.

### PLOT 4



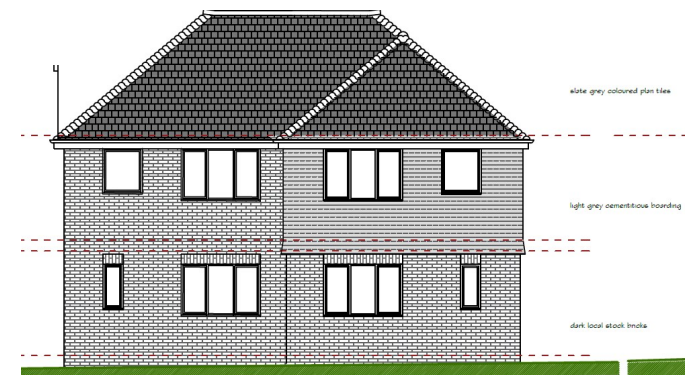
Front Elevation

Approximately 180 sq. m.

### PLOT 5

Please note this plot is to be retained by the vendors.

### PLOT 6 and 7



PLOT 6 2 Bed Semi  
 PLOT 7 2 Bed Semi

Approximately 86.5 sq.m.

### PLOT 8



Front Elevation

Approximately 180 sq.m.

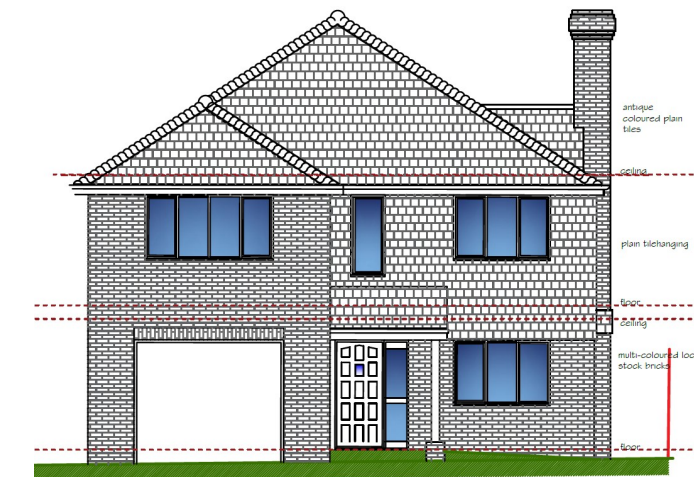
### PLOTS 9 and 10



PLOT 9 3 Bed Semi  
 PLOT 10 3 Bed Semi

Approximately 107.45 sq. m.

### PLOT 11



Front Elevation  
 Approximately 180 sq. m.

### PLOTS 12 and 13



PLOT 12 2 Bed Semi  
 PLOT 13 2 Bed Semi

Approximately 86.5 sq. m.

### COUNCIL INFRASTRUCTURE LEVY

CIL is payable on this site further details upon request which excludes the affordable element. CIL is linked to the BCIS index and is likely to increase annually. Buyers should make their own enquiries to the local authority as to the exact payment at the point of purchase.

**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.