

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

# Campbell's

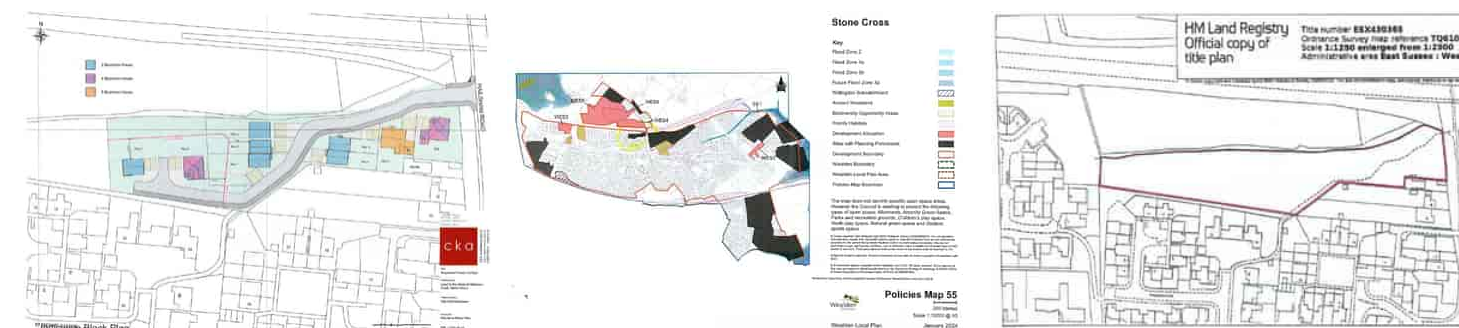
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Development Land, West of Hailsham Road, Stone Cross, Pevensey, **£500,000**  
East Sussex BN24 5EH

A development site with planning approval in principle for between seven and nine houses granted on appeal in November 2022 Ref: App/C1435/W/21/3292472. Extending to approximately 1.12 acres, with an area of 0.39 acres considered to be suitable for any bio-diversity requirements.

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## Description

Registered under title ESX430465 and extending to approximately 1.51 acres, this development site is set within Stone Cross, close to amenities. The site is offered with the benefit of an approval in principle for between seven and nine houses and has also been identified as development land within Wealden District Council's emerging local plan. The land owners will consider offers conditional on a full planning application at the purchasers' expense and subject to the application being approved by the sellers before submission.

We would draw applicants' attention to a small triangle of land adjacent to the visibility apron that was included within the application but is outside the title and not included as part of the sale.

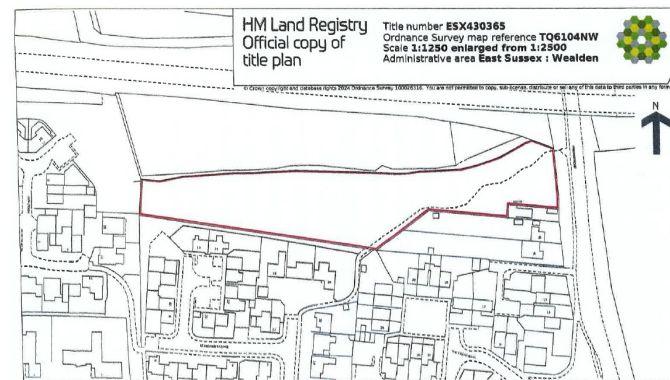
We understand that all mains services are available in the immediate area and on the west side of the site, outside the developable area, is an additional section of ground (0.39 of an acre) that is part of the sale and considered ideal for any biodiversity requirements. For further information or to arrange a site visit please contact us.

## Directions

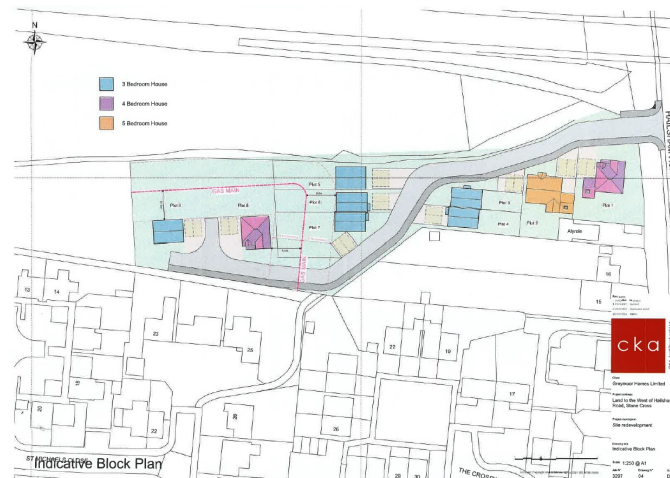
From the centre of Stone Cross take the B2104 Hailsham Road where the site can be accessed by a footpath just before the bypass flyover.

What3Words: ///above.cross.casual

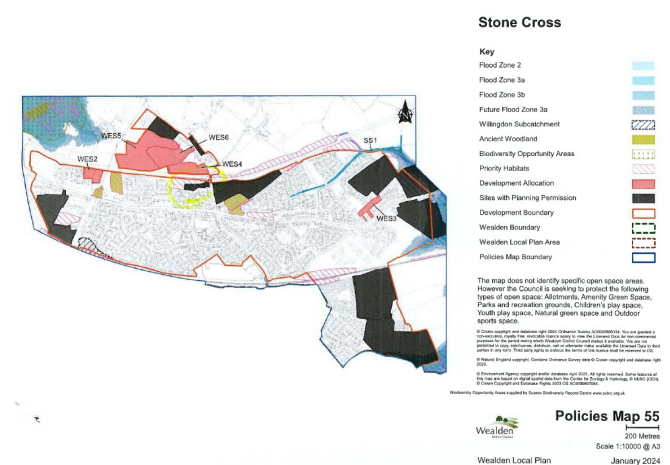
## TITLE PLAN



## INDICATIVE SITE LAYOUT



## POLICY MAP



## NOTE

Any application will need to accommodate the public footpath that runs through the site.

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.