

Campbell's Estate Agents
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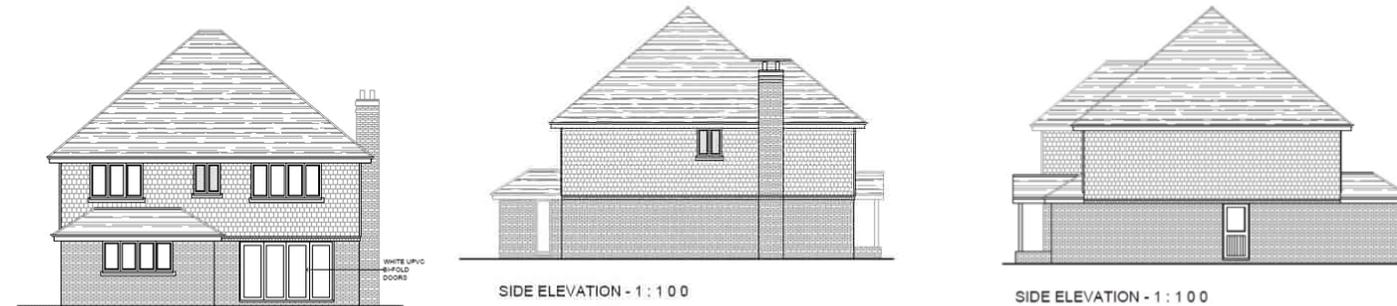
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Plot at Anchor Cottage, Horns Corner, Catsfield, East Sussex TN33 9DT

£300,000

A self-build plot with planning permission reference RR/2024/1406 to construct a substantial house of approximately 220 sq.m. with the addition of a detached garage with studio and a detached annexe situated between Catsfield and Battle/ WE are advised that all pre-commencement conditions have been dealt with and the property is exempt from CIL and bio diversity net gain, subject to meeting certain criteria.

Self Build Plot

PP 220 sq.m. Detached House

Plus Detached Garage with

Good Size Garden

Desirable Location

CIL Exempt

Studio Above

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

The Property
Ombudsman

rightmove.co.uk
The UK's number one property website

OnTheMarket.com

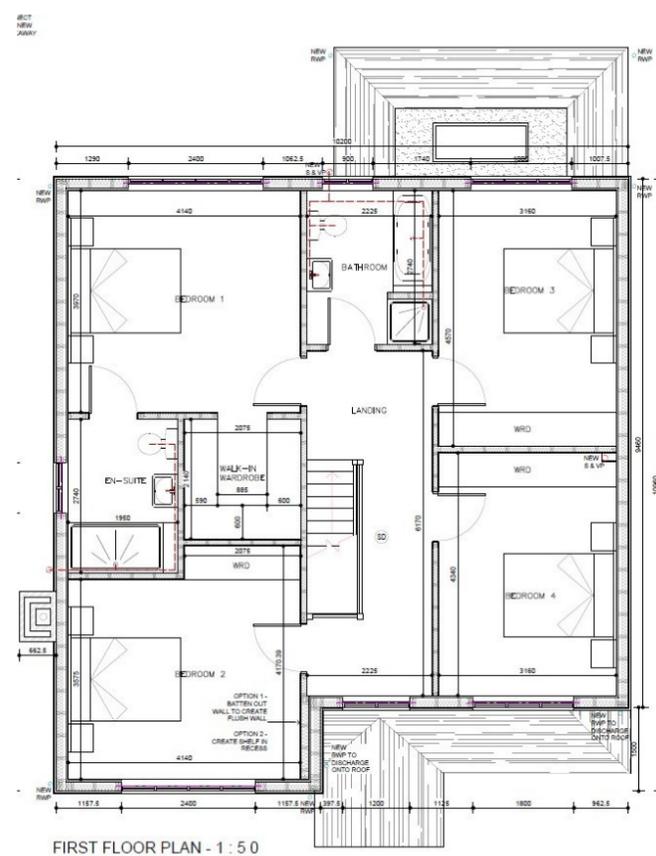
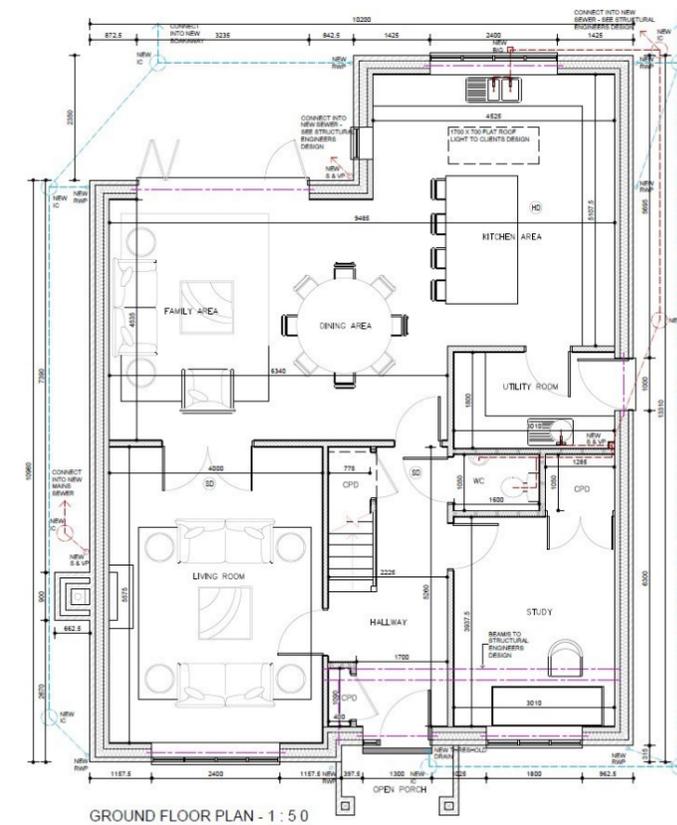
Description

An excellent opportunity to acquire a single self-build plot that occupies a favoured location between the village of Catsfield and the historic town of Battle. The property has been designed to present attractive brick and tile hung elevations below a tiled roof with accommodation extending to 223 sq.m. with the addition of a detached annexe, garage and studio. The impressive accommodation provides a wonderful open plan kitchen/living room with two additional reception rooms and four double bedrooms with two en-suites and a family bathroom. The plot lies prominently level and we are advised water and electric are available close to the site and the proposal allows for a private drainage system.

Directions

From our office in Battle High Street proceed in a northerly direction taking the first exit at the roundabout onto North Trade Road. Continue along North Trade Road passing the Heathfield turn on your right and then taking the left hand turn into Catsfield Road and proceed along through the S bends where the cottage will be found on the left just before Powdermill Lane. What3Words: ///adjuster.intention.divisible

FLOORPLANS



Location Plan



GARAGE/STUDIO



ANNEXE



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.