



Land to the rear of 33 Filsham Road, ST LEONARDS-ON-SEA. TN38 0PA. **oieo £35,000 freehold**

An interesting investment opportunity A small parcel of land located in a built up residential location and considered to offer some long term potential subject to any necessary consent.

Description

An opportunity to acquire a small parcel of land with road frontage and set within a built up residential area close to local amenities and West St Leonards station. The area of land is set within the development area of the town but has been subject to previous planning applications, most recently Ref. HS/FA/18/00266 although this was turned down on appeal. It is considered the land may still offer some long term planning potential subject to any necessary consent. Viewing strictly by appointment.

NOTE: The sale will be subject to the purchaser paying for their own fencing and covering the sellers legal fees.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hasting and at the Bannatynes roundabout take the first exit onto The Ridge and proceed along bearing right at the second roundabout onto Queensway. Proceed all the way along through the lights to the roundabout at Harley Shute Road and proceed straight over into Gillsmans Hill. Take the second right into Fern Road and continue along taking the first left into Gresham Road and proceed up the hill. At the top turn right onto Filsham Road and proceed down for some distance turning right into Gleneagles Drive and the plot will be found on the left hand side.

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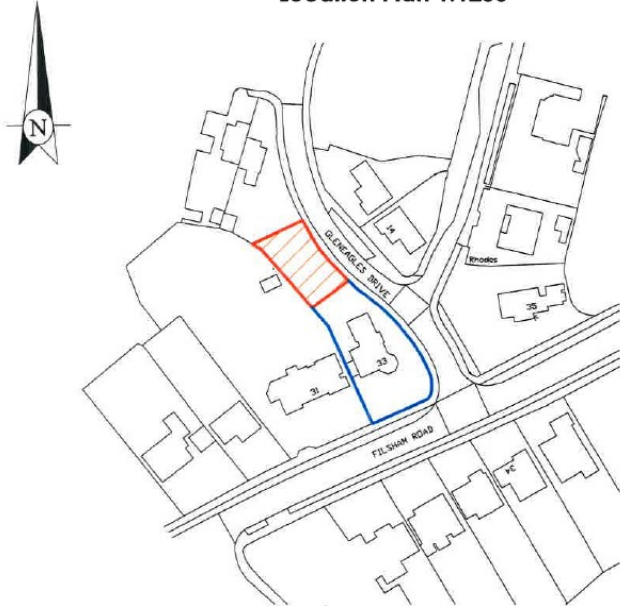
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SITE PLAN

Location Plan 1:1250



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.