



DEVELOPMENT SITE, KEDROS, RYSTWOOD ROAD, FOREST ROW,  
EAST SUSSEX RH18 5NB

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947

**FOR SALE AS A WHOLE – PRICE GUIDE £1,300,000**

**OR SEPARATELY –**

**PRICE GUIDE K1 Offers in excess of £725,000, K2 Offers in excess of £695,000**

A unique opportunity to buy a woodland development site in this prestigious private residential park in the East Sussex village of Forest Row. Planning has been granted by Wealden District Council on 16<sup>th</sup> December 2016, reference number WD/2016/2016/F, and WD/2017/0313/FA, for the replacement of the original exceptionally spacious and habitable 1960's timber dwelling on site, and replace with two individual detached homes of 3,917 square feet (gross external). <http://www.planning.wealden.gov.uk/plandisp.aspx?recno=135261>

Rystwood Road is a sought after select private park adjacent to the Royal Ashdown Golf Course and Ashdown Forest with its 6,400 acres of heath/woodland. There are footpaths onto the Golf Course. Standing on the east side of Forest Row the site is within 0.75 mile of the lively village centre with its varied and wide range of specialist stores, local shops, cafes and restaurants.

The nearest town is East Grinstead (3.5 miles), with more extensive shopping, sports/leisure amenities and rail services to London. Gatwick Airport/Station and the M23 motorway are within sixteen miles.

The area has a wide range of schools including a village primary school and a number of private schools including Ashdown House, Brambletye, Rudolf Steiner Michael Hall School and Greenfields.

Major sports arenas within twenty five miles include Lingfield Park and Brighton race courses, East Sussex National Golf Club at Uckfield and the Amex Stadium home of Brighton and Hove Albion football club.

Bus services through the village connect to the towns of East Grinstead, Tunbridge Wells, Haywards Heath and Brighton.



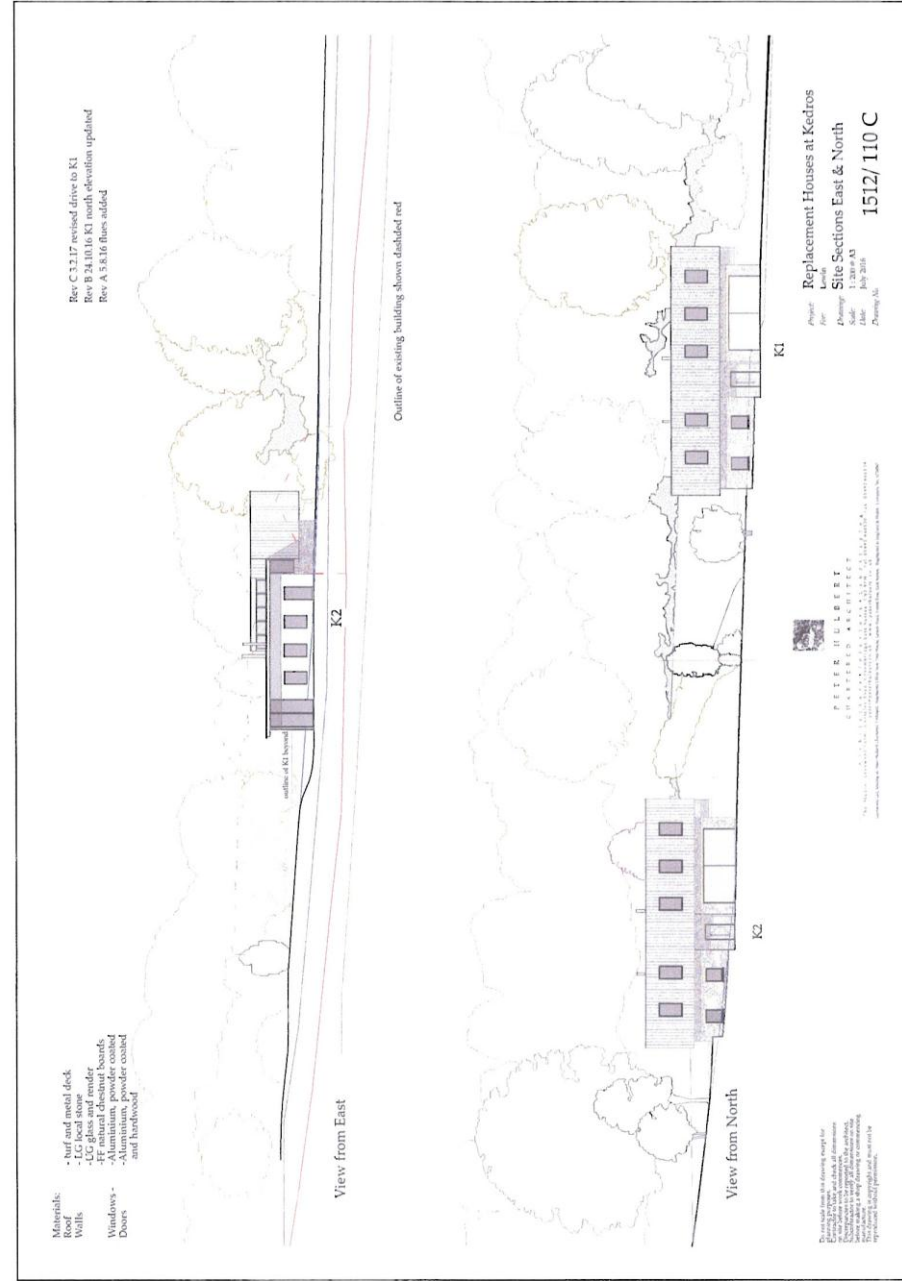
Opportunities to construct new dwellings on the periphery of Ashdown Forest are rarely available. Wealden District Council have limited any such developments due to the importance of protecting the Forest heathland/woodland and its native birds and animals, some of which are protected. The site has been designated as having ancient woodland and the plans approved have been scrupulously studied by the local authority in conjunction with the Vendors Architects.

The permission granted allows for the erection of two substantial detached dwellings on a total plot area of 2.75 acres. The houses are located to the rear of the site with the majority of woodland to the north east sections providing screening to Rystwood Road.

The planning permission allows for the houses to be built to an eco-friendly and sustainable energy design. The plots will each be approached over their own driveways. The plans agreed will allow for integral double garages of some 8.4 metres in length (internally) and parking.

The house design approved comprises five bedrooms and two bath/showers on the first floor. Below on the ground floor is a large sitting room with one wall in glass, a kitchen/dining room and useful utility boot room. On the lower ground floor is a hall, cloakroom, further bedroom/study and the garage and store. The extensive accommodation of both K1 and K2 arranged over the three floors has a gross total area of 3,917 square feet.

Mains Water, Gas and Electricity connected to the existing dwelling.



DIRECTIONS From Forest Row centre proceed east along the B2110 (Hartfield Road) through the first pinch point in the road and turn right into Rystwood Road. The site will be seen on the right after the speed humps off the private drive marked Kedros.



**VIEWING STRICTLY BY APPOINTMENT WITH MANSELL MCTAGGART FOREST ROW TELEPHONE: 01342 826682**