

Prospect House

| Woods Corner | Dallington | East Sussex | TN21 9LB |

Lambert
Smith
Hampton



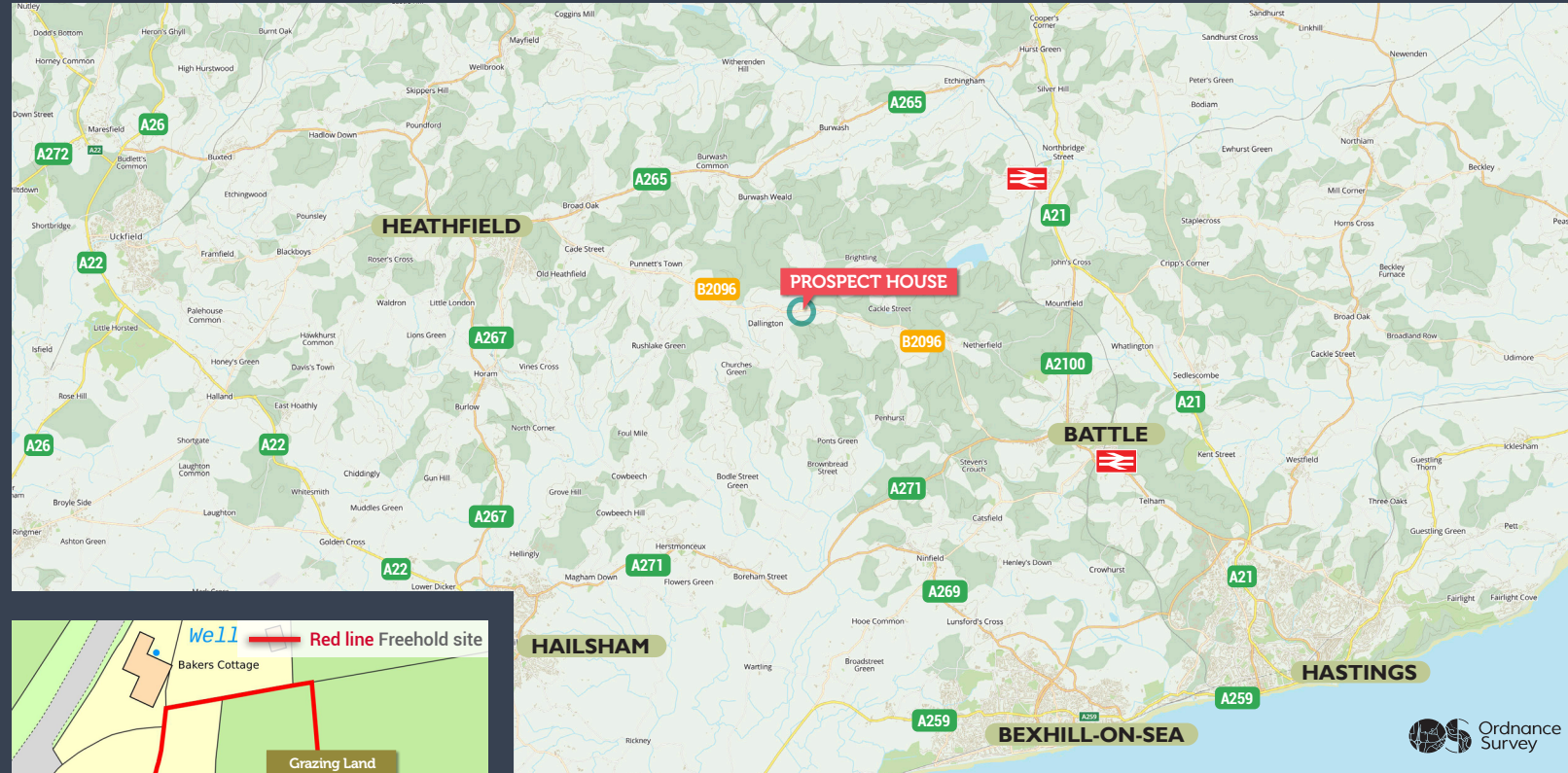
FOR SALE - Prime Development Opportunity

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Location and Connectivity

Prospect House is located within the High Weald Area of Outstanding Natural Beauty in the rural village of Woods Corner, set on the north side of the B2096/Battle Road, adjoining the local recreation ground, and near to the historic village of Dallington with its large number of listed houses and cottages including the Swan Inn public house which is within a short walk of the property.

Dallington has a Primary School, a Village Hall and a Post Office. The Towns of Heathfield and Battle are 5.8 and 6.5 miles away respectively. The larger towns of Bexhill and Hastings on the south coast are 11.6 and 14 miles respectively. Both Heathfield and Battle have an excellent range of local amenities with a good number of supermarkets and shops and Battle having a main line train station with regular services to London (Charing Cross).



Site

House and Land measuring: 1.0 acre (0.405 hectares)

Car Park: 0.04 acres (0.016 hectares)





Property Description

The property comprises a prime development opportunity for the demolition of the existing two storey detached 4-bedroom dwelling and the erection of a 5 bedroom dwelling with a detached car barn. We understand that the total permitted accommodation extends to circa 2,453 sq. ft. (228 sq. m).

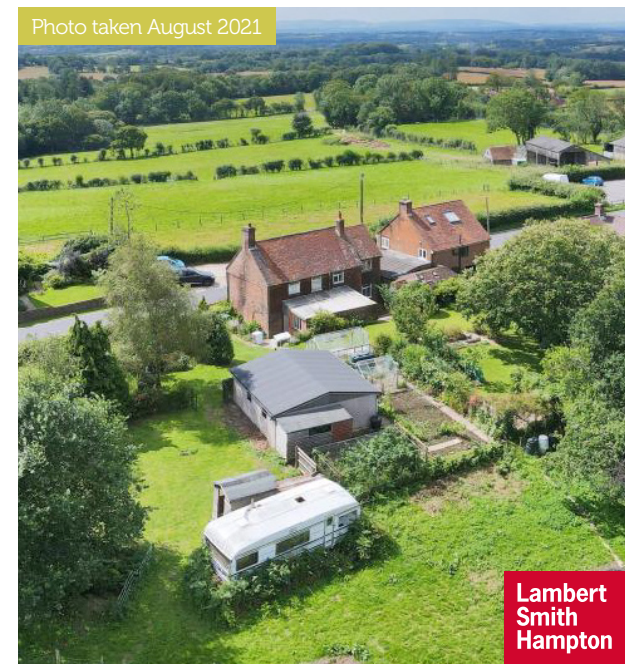
The site comprises a rectangular plot of a relatively flat topography totalling 1.0 acre and fronts the Battle Road (B2096).

To the far side of the residential dwelling and fronting Battle Road is an open aspect area of hardstanding for off road car parking and extends to approximately 0.04 acres.

Planning

Planning permission was granted in October 2023 for **'Demolition of existing Prospect House and construction of 1 no. 5 bedroom dwelling with associated parking & Landscaping'** under planning reference no. **RR/2023.1328/P**.

All parties are to refer any planning enquiries to **Rother District Council** - <https://www.rother.gov.uk/>



Car Parking Area

Photo taken August 2021

Further Information

Community Infrastructure Levy (CIL)

We have been advised that there is a CIL liability of £26,334.55.

Tenure

The property is held freehold under Title No.'s **ESX417586** and **ESX396645**.

EPC

The property has an energy performance certificate (EPC) of **F25**.

Legal costs

Each party is responsible for their own legal costs.

Anti – Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

Terms

Price upon application, subject to contract.

VAT

Value Added Tax (VAT) may be chargeable at the prevailing rate.

Data Room

Additional information relating to the property is available via a data room, access is obtainable upon request to the agents.

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Contacts

Strictly by appointment only with the Joint Agents:

Harry Stevens
M: 07514 311435
E: hastevens@lsh.co.uk

55 Wells Street, London, W1T 3PT
Office: 02071 982000

Alasdair Gibson
M: 07970 100170
E: alsadair@samuelandson.co.uk

Bank House, High Street, Horam,
East Sussex, TN21 0EH
Office: 01435 810077

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