

Land at The Mardens, Ifield

In Excess of £170,000

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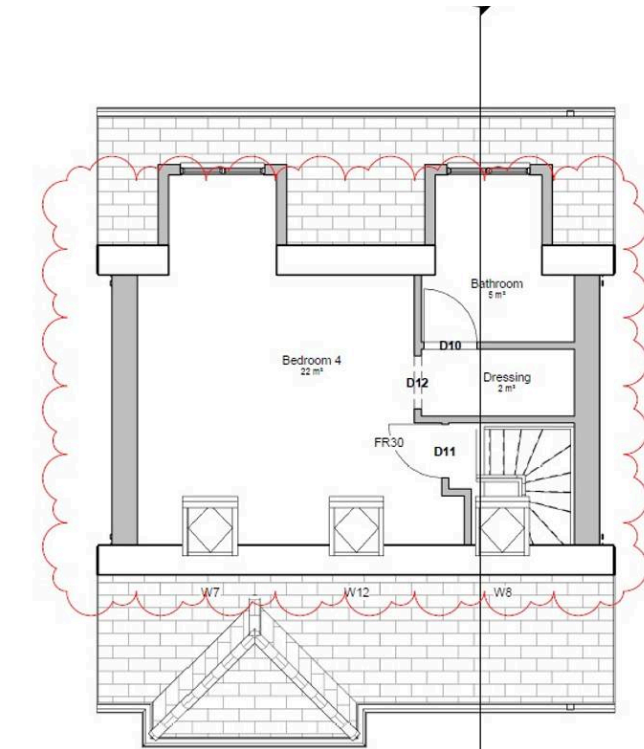
Land at The Mardens

Ifield, Crawley

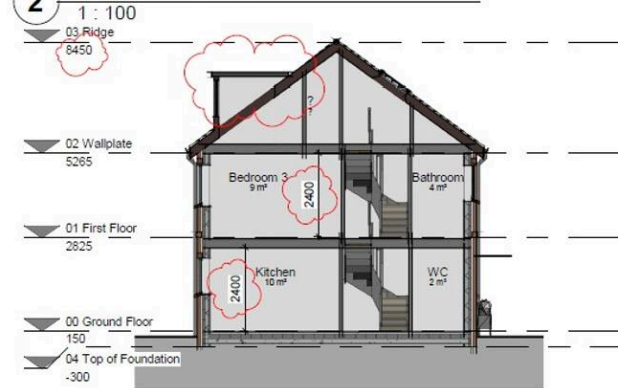
Fabulous opportunity to construct a family home. Offered pending approval for a four bedroom 120m² – 1292sqft detached house with driveway parking for two vehicles to front, and views across open playing fields to rear – decision expected May 2024. Current consent to construct a three bedroom detached family home extending to 93m² – 1,001 sqft Council Tax band: C

Tenure: Freehold

1 02 Roofspace

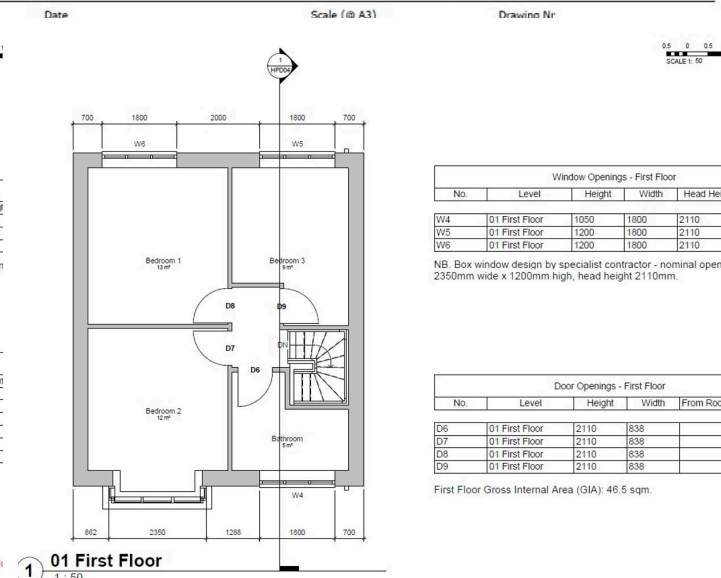
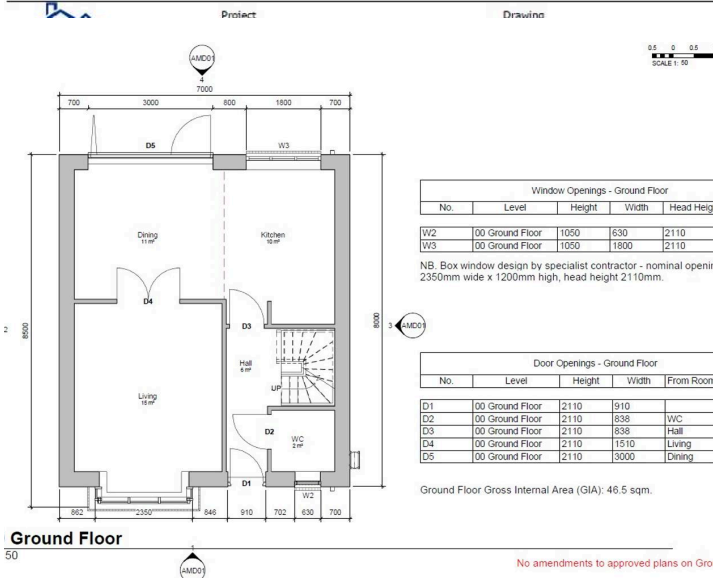


2 03 Roof Plan



3 Section 1

Flat roof dormer and roof lights added, stairs added to provide access to habitable roof space. Floor to ceiling heights reduced by 40mm each; Ridge height increased by 30mm.

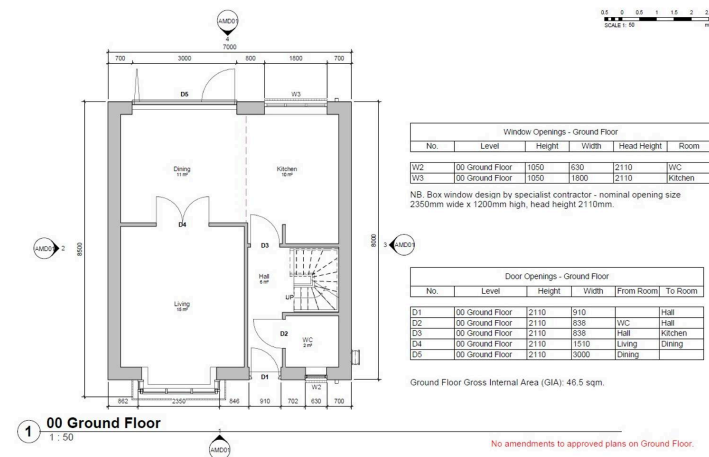




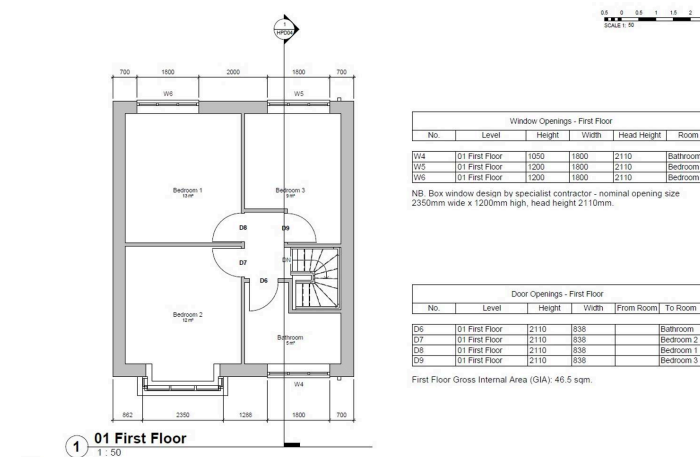
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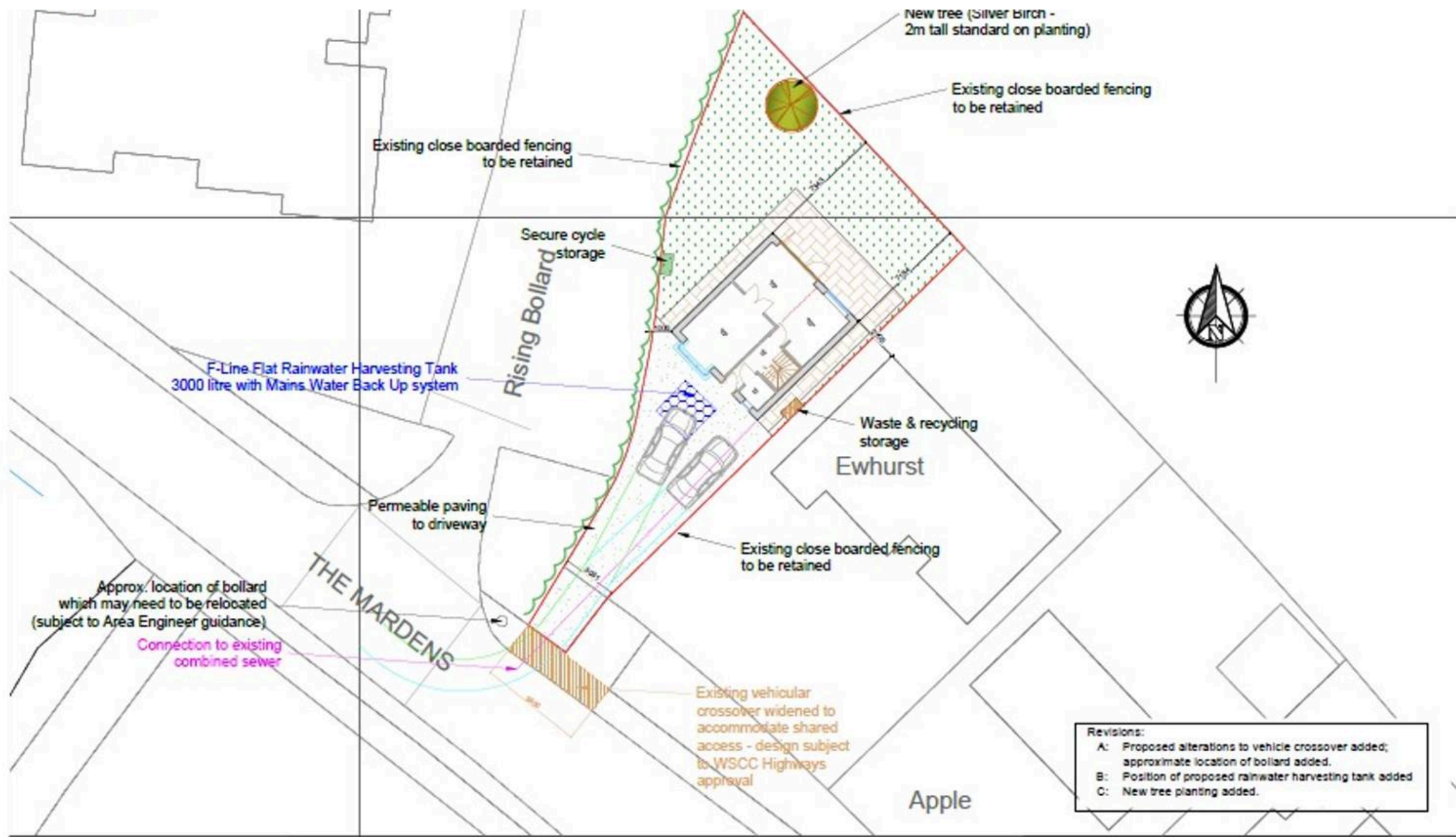
- Development plot for sale (STPP)
- Planning ref 4 bed house: CR/2024/0002/NCC
- Planning ref consented 3 bed house: CR/2021/0525/FUL
- Luxury 1292sqft detached home
- CIL obligation est. £16,870.85 (If applicable)
- S106 contribution (£tbc)



No amendments to approved plans on Ground Floor.



First Floor Gross Internal Area (GIA): 46.5 sqm.



Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333 • crawley@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk/branch/crawley/

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