



**Building Plot, Woodland Way, Battle, TN33 9AP**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £240,000**

## \* INVESTMENT OPPORTUNITY \* BUILDING PLOT WITH PLANNING \*

PCM Estate Agents offer to the market this INVESTMENT OPPORTUNITY of a BUILDING PLOT within Crowhurst.

This is a fantastic opportunity to build a THREE BEDROOM DETACHED HOUSE in this sought after and convenient location in the heart of the village, close to popular schooling establishments, recreational ground, mainline railway station and country walks.

Plans are for the construction of a detached three bedroom home with entrance hall, lounge, kitchen/dining room, ground floor wc, upstairs landing, master bedroom with en suite, two further bedrooms and a main family bathroom.

Viewing comes highly recommended for those seeking the chance to build their own home or for an investment opportunity. Further information can be found on local planning websites using Planning Ref: RR/2024/2158/P & RR/2023/2440/P.

Call us now for further information or to arrange a viewing.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Council Tax Band: Exempt