

Consented Site for 2 detached houses

Kilnwood Lane, South Chailey BN8 4AU

Planning permission for 2 x 3 bed detached houses

FOR SALE



SITE SUMMARY

February 2025 - Land and Development

Head Office • 30-31 Foundry Street • Brighton • East Sussex • BN1 4AT • Tel 01273 688 882

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1. Introduction

This is an opportunity to acquire a virgin site with planning in place for redevelopment into two detached houses with off-road parking.

2. Site location

South Chailey is a small village and civil parish within the Lewes District of East Sussex. Geographically it lies approximately 7 miles north of Lewes and straddles the A275 which links to the A27 to the south and A272 to the north.

South Chailey is a popular residential area which has the benefit of its own Doctors surgery, children's nursery, the nearby Chailey secondary school and St Peter's Church of England primary school. Cooksbridge mainline railway station is 3 miles to the south.

3. Site description

The site is irregularly shaped having formerly been the garden area for the neighbouring detached house known as "Fantasy". Accessed from the quiet Kilnwood Lane, which serves a handful of houses, the plot has a shared private driveway giving access to the private parking spaces and adjacent detached houses, with reserved rights of way to other properties on the road (more details on request).

The site is under the jurisdiction of Lewes District Council.

4. Planning and development proposals

The site has planning consent under application LW/24/0510 (issued 11th November 2024) for the construction of 2 x 3 bed detached houses with high energy and resource efficiency.

Each dwelling has a footprint of 77.5sqm, a gross internal area of 115sqm and a volume of 414m³.

Designed to fit sensitively into the local neighbourhood, the houses have been kept as simple as possible and use materials which are sympathetic to the area following a fabric first approach which prioritizes thermal efficiency and airtightness. The houses will be heated by air source heat pumps.

5. Planning conditions

A copy of the decision notice and other documents are available upon request.

6. CIL Payment

The CIL liability is £51,105.29.

7. VAT

VAT is not expected to be charged on the sale price.

8. Tenure & guide price

This is a sale of freehold interest with vacant possession, subject to the consented scheme. Usual timeframes are expected.

The guide price is £350,000.

9. For further information contact



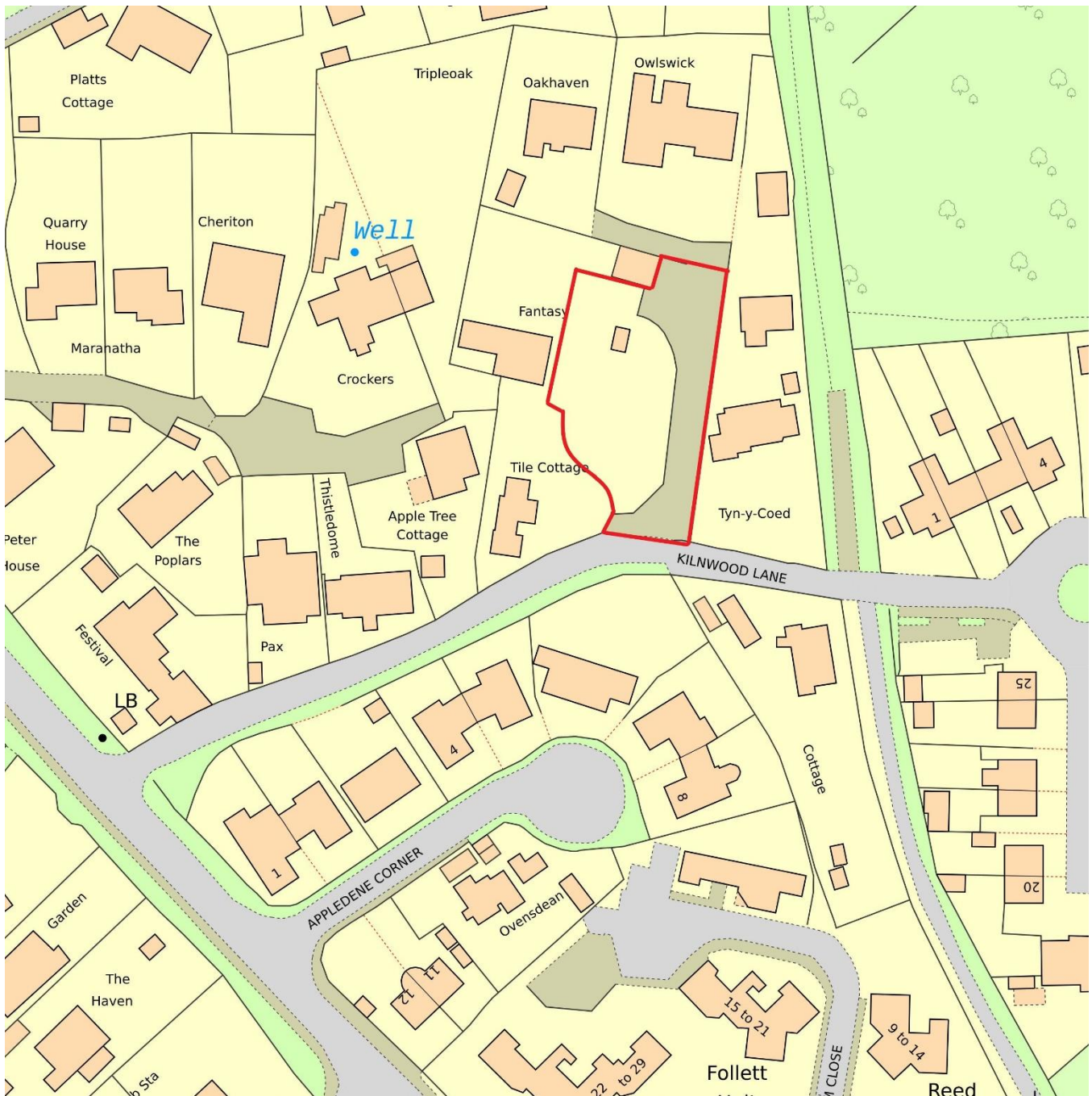
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**All images, plans, boundaries and measurements shown
are for identification only, and are not to scale.**



Location Plan







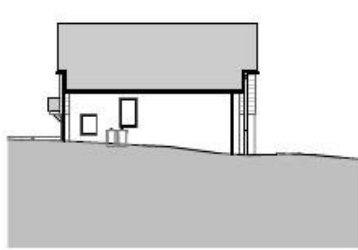
Ground Floor Plan

Proposed Ground Floor



First Floor Plan

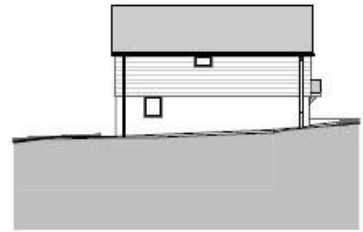
Proposed First Floor



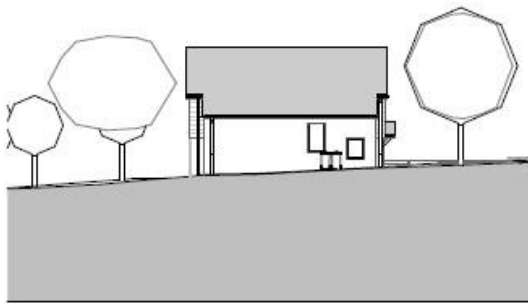
West Elevation Unit 1



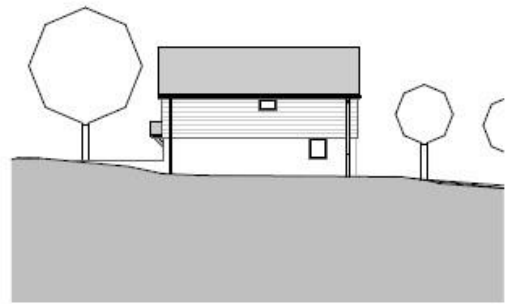
South Elevation



East Elevation Unit 1



East Elevation Unit 2



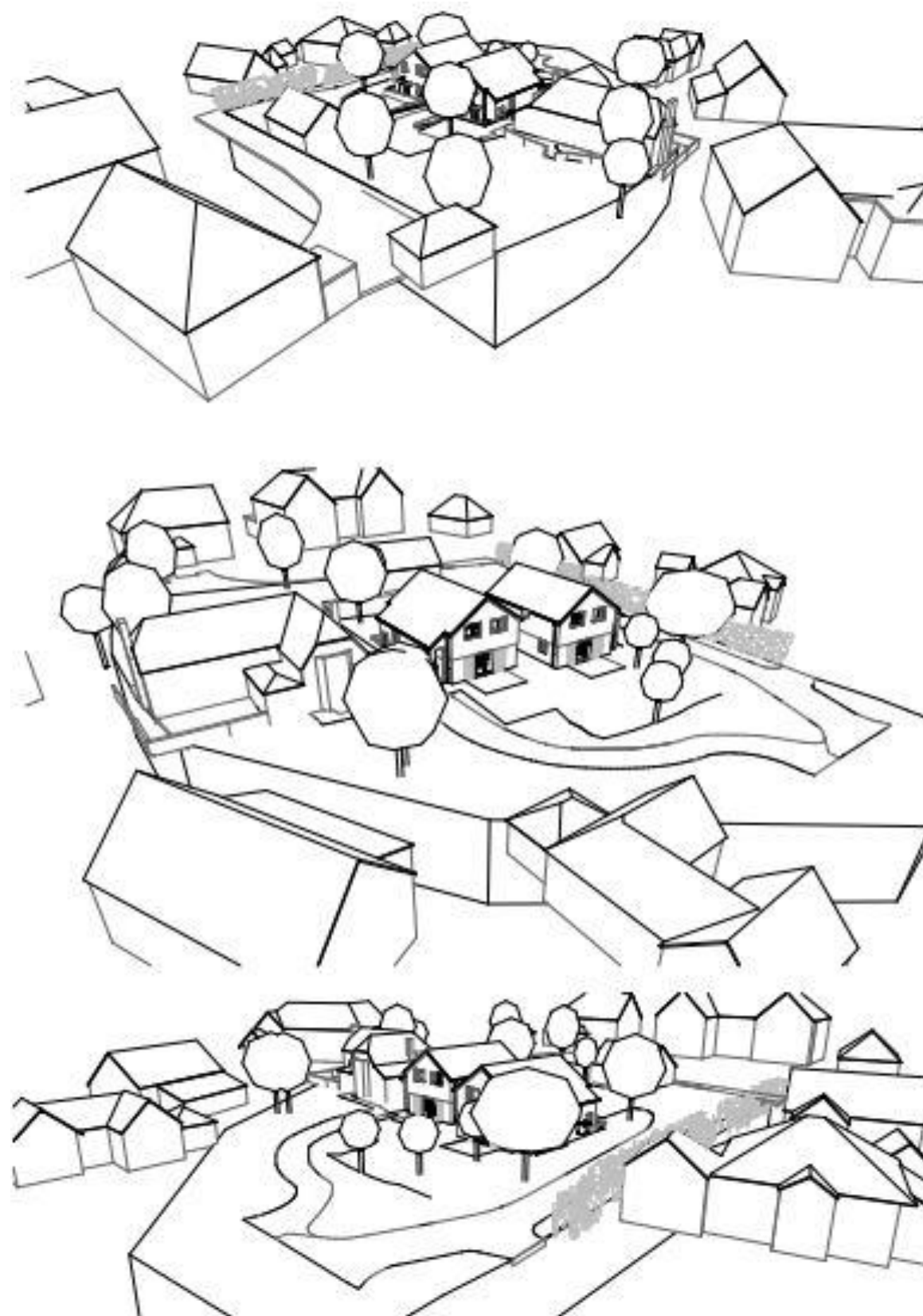
West Elevation Unit 2



North Elevation



Section BB



Proposed Perspectives



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