

FREEHOLD DEVELOPMENT SITE WITH P/P FOR 16 RESIDENTIAL UNITS

1.33 acres



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Land to the west of Turners Mill Road, Haywards Heath, West Sussex RH16 1NH

- Planning now granted for 14 houses and 2 maisonettes
- Mix of detached & semi-detached houses with 4 affordable units
- Rare opportunity to purchase a consented scheme
- Central location in Haywards Heath
- Popular town with excellent transport links

FREEHOLD FOR SALE

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LOCATION

Located in Mid Sussex, Haywards Heath is an affluent town 15 miles north of Brighton and 14 miles to the southeast of Crawley and Gatwick Airport. Central London is approximately 40 miles to the north and the A23 is within 5 miles to the west accessed via the A272. Haywards Heath mainline railway station offers frequent direct rail services to London terminals and south coast towns. Harlands Primary School is located less than half a mile to the north, and the site borders the main Haywards Heath College campus, part of the Chichester College Group. Local shops are a short walk away, including Sainsbury's and Waitrose, and the main retail thoroughfare is approximately half a mile to the west.

DESCRIPTION

The site comprises a vacant brownfield site which forms part of the Haywards Heath College campus and lies to the north of the college buildings. It gently rises from the east where an access driveway leads to the site from Turners Mill Road. It is in an established housing area and is a short walk from central Haywards Heath, the Station, bus stops and various leisure and shopping facilities with several schools close by. The site is largely scrubland and sits within flood zone 1 which indicates very low probability of flooding. The site extends to approximately 1.33 acres.

PLANNING

Under application **DM/23/3105** consent is now approved for an attractive range of detached & semi-detached residential houses. 12 houses will be available to private buyers with an affordable element of 2 flats and 2x 2 Bed Terraced Houses built in a separate block. A selection of drawings and CGI images are overleaf which illustrate the quality of the development.

A full set of drawings is available in the data room upon request. In addition, the data room includes searches, title plans, planning documents, and several surveys including drainage, demolition, ecology, ground, trees and other background information.

The data room can be accessed by contacting the agents overleaf.

CIL PAYMENT

Mid Sussex District Council do not currently charge a Community Infrastructure Levy (CIL)

SECTION 106 AGREEMENT/AFFORDABLE HOUSING CONTRIBUTION

A Section 106 agreement has been agreed and the figure is £288,783.

We understand that the 4 units proposed as affordable homes can be First Homes and/or Shared Ownership. In addition, there will be a commuted sum of £101,000 in lieu of a 5th off site affordable unit.

TENURE

Freehold with vacant possession on completion.

PRICE

Guide price - offers are invited in the region of £2.65m.

FLOORPLANS

A selection of the submitted floor plans are shown overleaf.

VAT

The site is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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BASIS OF OFFER

Unconditional offers only will be considered and interested parties are required to provide background evidence of how the purchase will be funded and provide a set timetable for a swift exchange of contracts and completion of purchase.

Offers should be marked "Turners Mill, Haywards Heath - Freehold Sale" and addressed to:

Mr S Harvey
The Property Works, 30-31 Foundry Street, Brighton BN1 4AT

Email: steven@oakleyproperty.com

Further photos are available by contacting:



Steven Harvey
01273 645 772
steven@oakleyproperty.com



James Epps
01273 627 414
james@oakleyproperty.com



Chris Oakley
01273 645 776
chris@oakleyproperty.com



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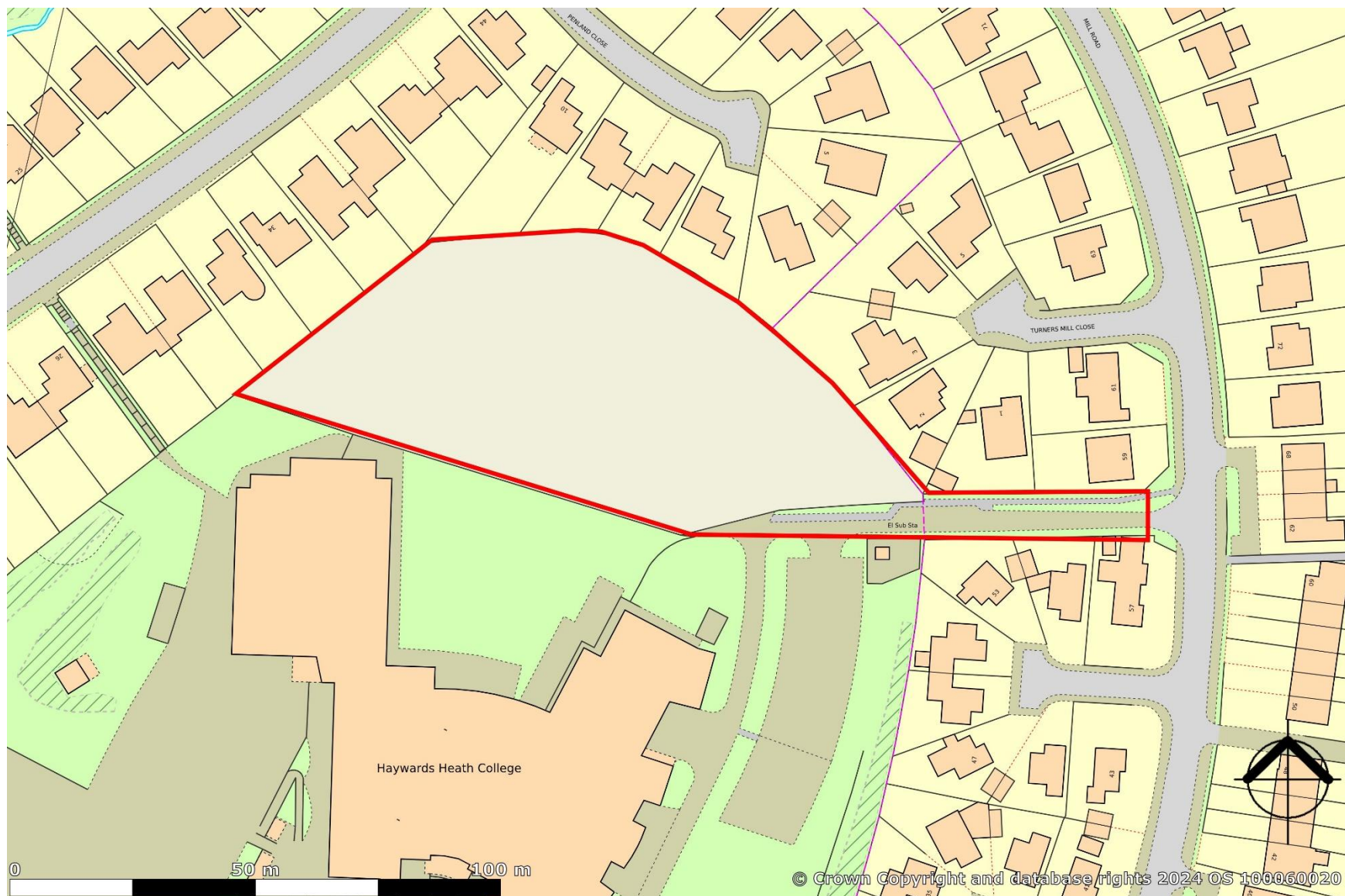
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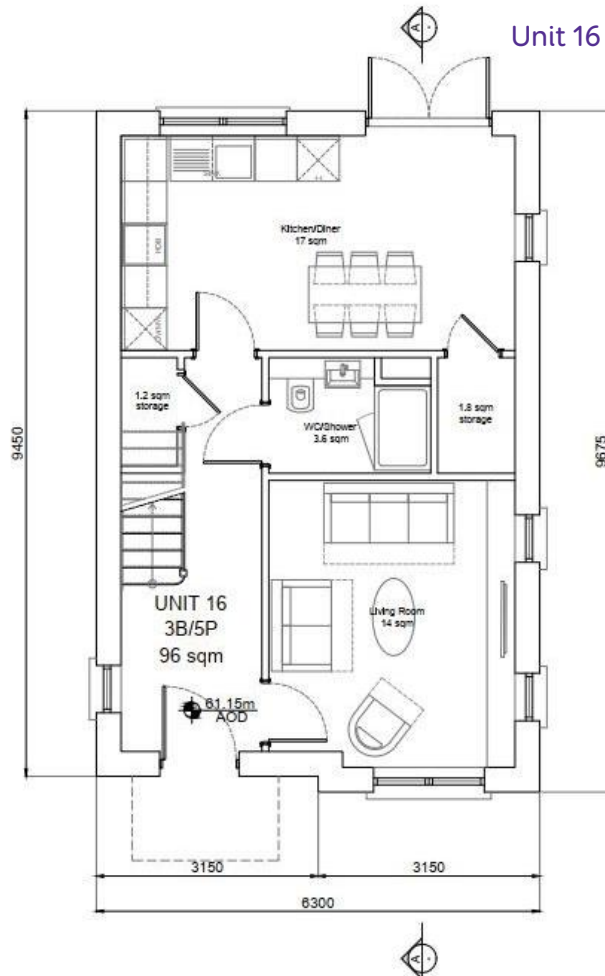
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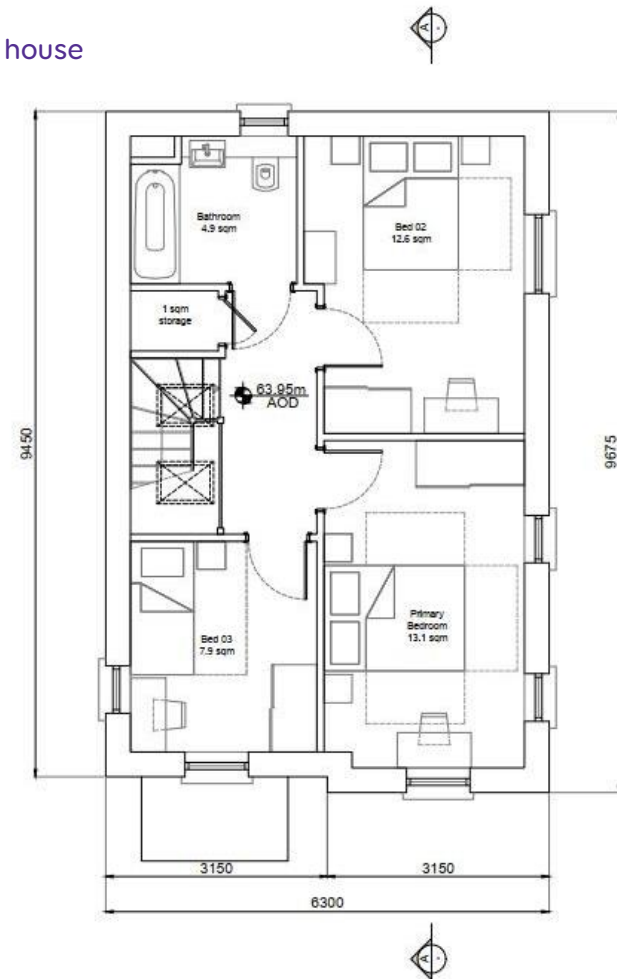


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Unit 16 - detached, three bedroom house



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

SCALE 1:100

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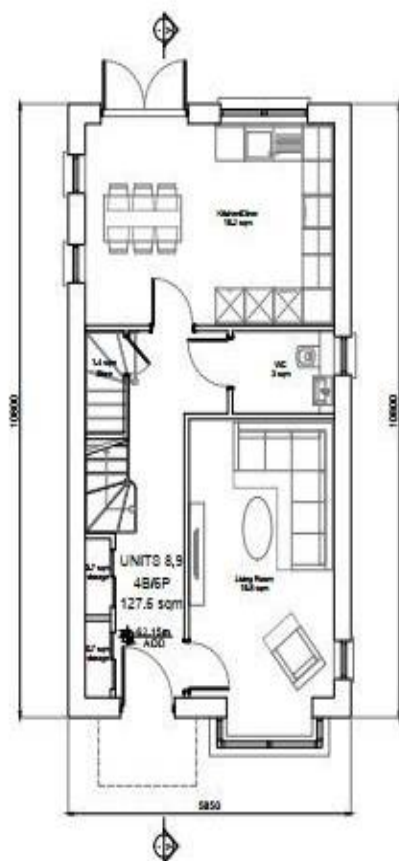
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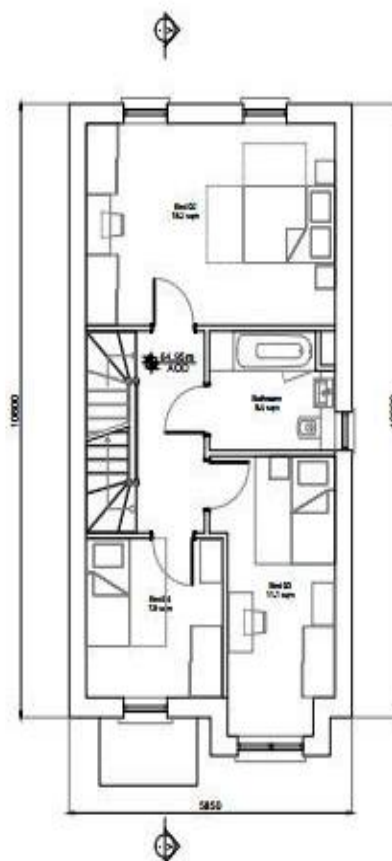


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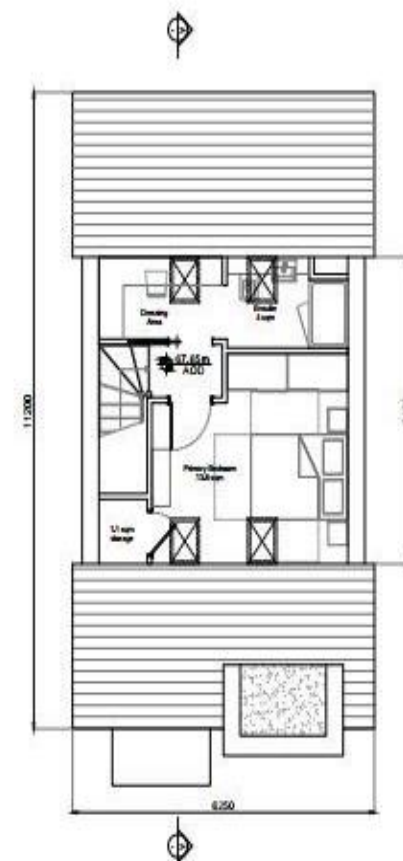
Units 5-9 - detached, four bedroom houses



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
SCALE 1:100

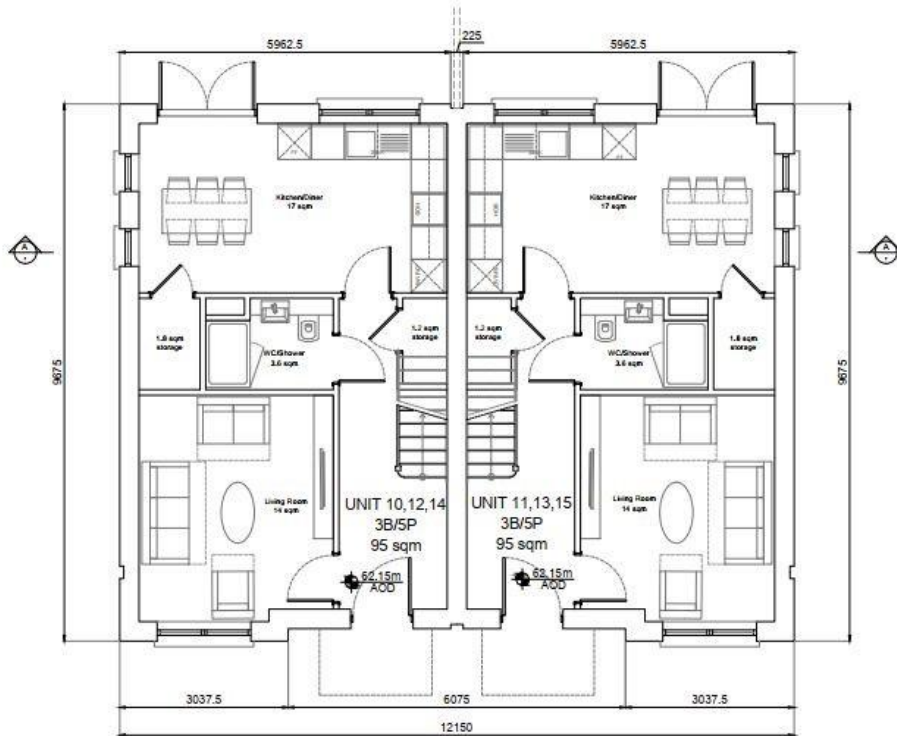
*North Point varies - see key plan
for orientation of each unit

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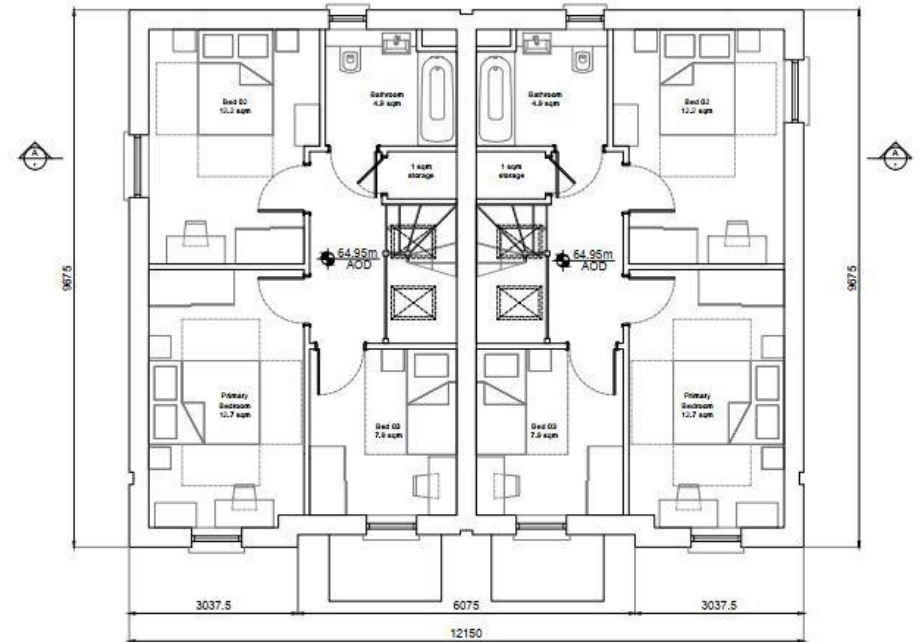
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Units 10-15 - semi detached, three bedroom houses



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

SCALE 1:100

*North Point varies - see key plan for orientation of each unit

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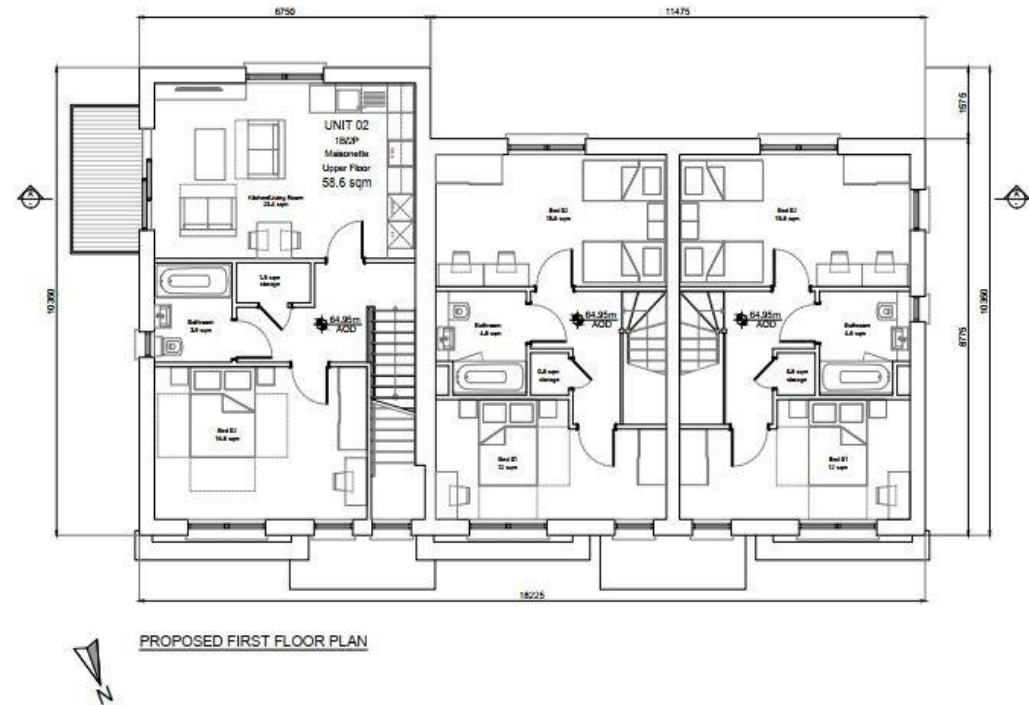
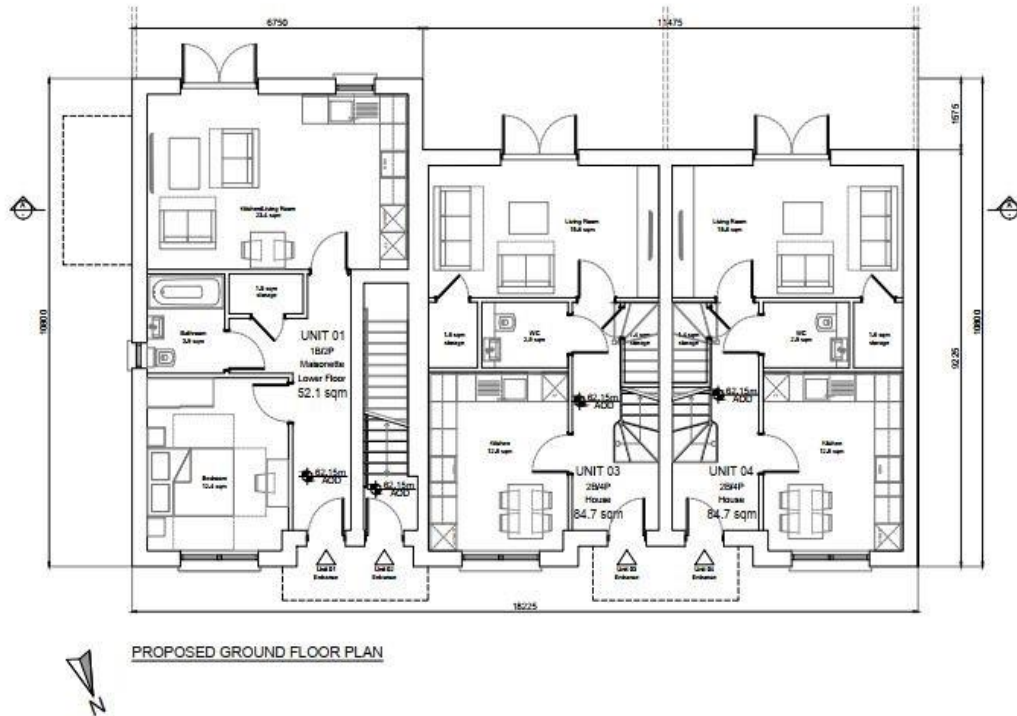
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Units 1-4 - affordable units, two terraced houses and two flats



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