

Single plot - For Sale

Plot K1 - Westfield Avenue North, Saltdean BN2 8HP

PP for 4 bed detached house - would suit self- build



SITE SUMMARY - September 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 rare single plot with consent to build a single dwelling in a thriving and expanding new community in Saltdean.

2. Site location

Saltdean, East Sussex is a charming coastal village nestled between Brighton and Peacehaven, forming part of the city of Brighton & Hove conurbation. It offers sweeping open countryside and the rolling south downs with views of the English Channel.

Saltdean is characterized by its mix of modernist architecture with art deco influences, most famously depicted in the recently restored Grade 11 listed Saltdean Lido - an iconic swimming pool complex from the 1930's. There is access to the beaches via an undercliff walk, and a range of local shops, schools and community facilities making it a desirable location for families. The South Downs National Park is to the north of Saltdean, accessed via several public footpaths.

3. Site description

This cleared site sits between a row of detached 4 bed houses being constructed as part of the wider Coombe Farm development by Habitare Homes which comprises 72 units of varying sizes and tenure. It is expected to have easy utility connections, meaning it is effectively ready to go, subject to the usual pre commencement items being dealt with. The site is rectangular in shape and steps up at the rear into the slope of the land. The raised area forms the rear garden area, constant with the design of the adjacent houses. The house has a driveway with parking on the forecourt.

The site has an east/west aspect and thus benefits from morning and evening sun.

4. Planning consent

The site was originally granted consent as part of a wider application for the comprehensive redevelopment of Coombe Farm itself under application BH2020/00002. This approved a 2-bed detached house on this site. However, this has been successfully amended under a S.73 application to allow a 4-bed detached dwelling in line with the neighboring units currently under construction either side. This was approved under application BH2024/02267 in March 2025.

The newly consented 4 bed house has a GIA of 115sqm with off road parking to the front. See plans overleaf.

The CIL liability is expected to be paid on the increase in size only which we believe to be approximately 30sqm - the remainder having already been paid as part of the wider scheme (subject to confirmation).

5. Structure of purchase

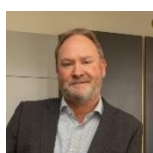
This is a sale of freehold interest with vacant possession.

Usual timeframes are expected.

6. Guide price/tenure

The guide price is £225,000 for the freehold interest.

7. Further contact and site visits



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James Epps

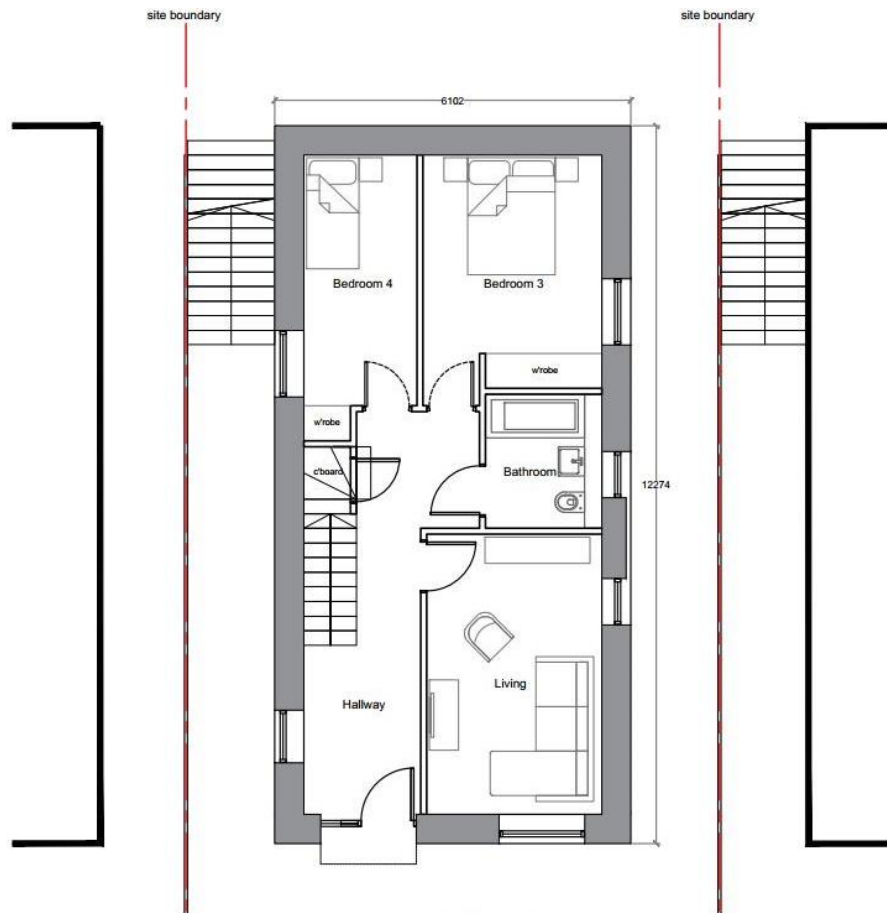
01273 627 414

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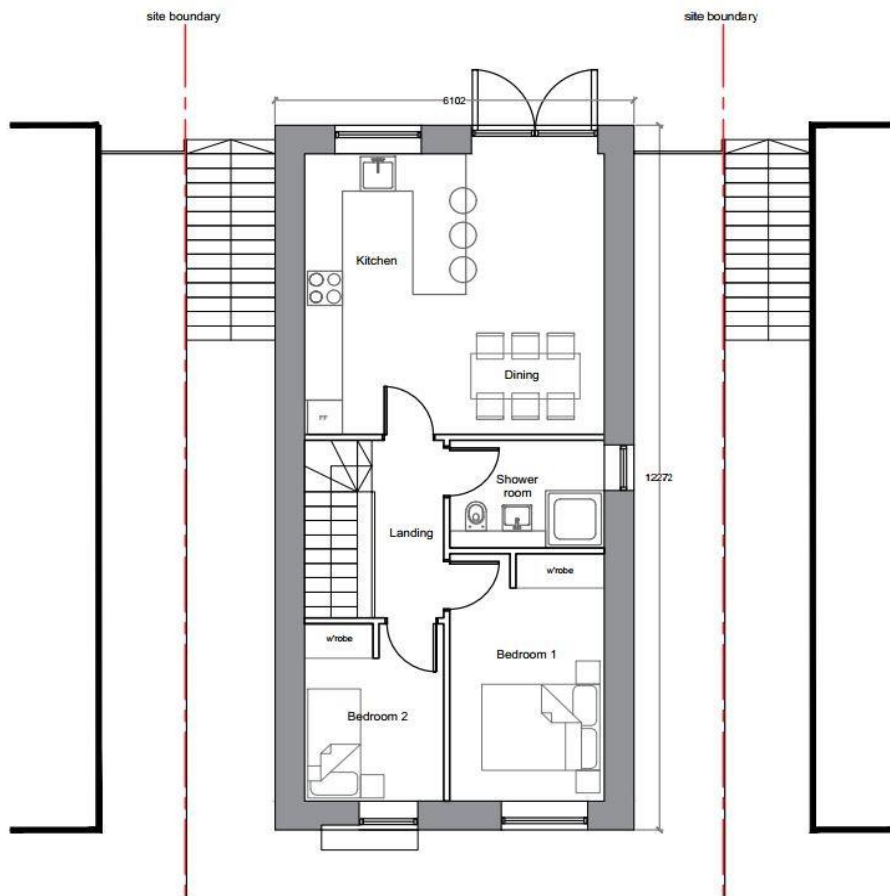


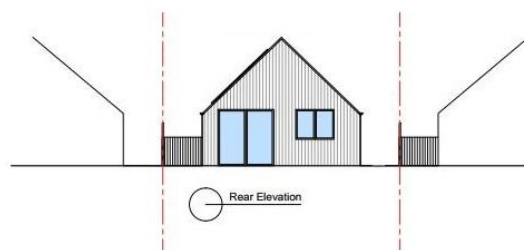
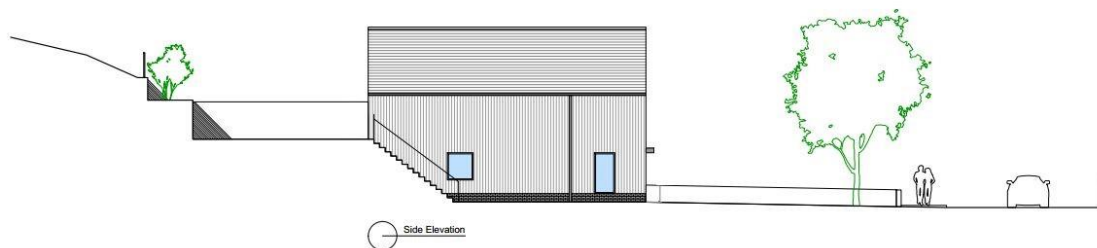
All images, plans, boundaries and measurements shown are for identification only, and are not to scale.

Ground floor



First floor





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