



£2,000,000 freehold

Court Road Development Opportunity, Lewes, East Sussex, BN7 2UF

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# The property...

Situated in the heart of Lewes town centre this exciting development opportunity is available for purchase with approved planning permission to create a bespoke development comprising of 9 properties.

The completed project would comprise of 5 three/four bedroom townhouses, 2 two bedroom duplexes, a 2 double bedroom, second floor apartment and a 1 bedroom top floor apartment.

The superb town centre location of this development opportunity is within striking distance of the historic high street, with an excellent array of shops, restaurants, cafes and well referred antique centres. The development offers almost immediate access to the pretty Railway Land Nature Reserve and the Mainline Railway Station is just a 5 minute walk away (source Google Maps)

Each property has the extremely rare benefit of an allocated parking space and the site includes provisions for 6 further parking spaces. There is to be a pretty landscaped communal garden for the duplexes and apartments and the townhouses boast generously sized rear gardens for what is a town centre development.

This exciting project comes with approved planning permission Ref: SDNP/16/01618/FUL our vendor clients advise that works are considered as commenced.

Architectural features for the completed dwellings could include, curved walls, generously sized terraces and balconies, and floor to ceilings in part.

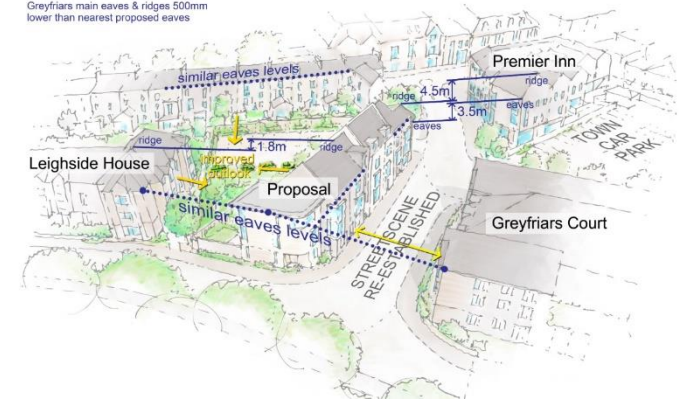
The architects responsible for the design of the scheme are Morgan Carn of Brighton. The site is for sale due to business relocation within the town.







Greyfriars main eaves & ridges 500mm lower than nearest proposed eaves



## Location...

Court Road is ideally situated in the heart of Lewes town centre within striking distance to Lewes High Street and Mainline Railway Station.

Lewes Mainline Railway Station offers regular and direct services to London, Brighton, Gatwick and the coast.

This county town is a popular choice for families with an excellent choice of schools catering for all ages. There are numerous public green spaces within easy walking distance of the development including the gorgeous Grange Gardens.

**Tenure** – Freehold

**Services** – Purchasers will need to connect to the completed properties to the necessary services.

**Cil Charge** – The s106 agreement states that 3 units need to be offered for sale for affordable housing. If a sale cannot be agreed then a Cil Payment of £89,454 is required instead.

**EPC Rating** – N/A **Council Tax Band** – N/A





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