

- Key:
- Proposed Roof
 - Proposed Patio
 - Proposed Driveway
 - Proposed Soft Landscaping

Proposed Site Plan



**Building plot adj. Hilden Rye Hill, Rye, East Sussex TN31 7NH
Guide Price £250,000**

Rush Witt & Wilson are pleased to offer the rare opportunity to acquire a building plot on the outskirts of Rye.

An elevated gently sloping plot with frontage to Rye Hill with planning permission granted, Application No: RR/2019/2831/P, for the erection of a two storey, four bedroom dwelling with detached garage and associated driveway accessed from Rye Hill with an approximate floor space of 136sqm (excluding garage).

For further information and to arrange a site visit please contact our Rye Office 01797 224000.

Locality

The plot is located towards towards the outskirts of Rye, an ancient town on the south coast.

Convenient for the town centre and only a short walk from the railway station.

The town offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets.

Beautiful undulating countryside borders the town containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via a nature reserve to miles of shingle beach.

The railway station offers regular services to the city of Brighton in the West and to Ashford where there are connecting high speed services to London.

The Plot

A good size gently sloping plot with frontage to Rye Hill.

Planning application No: RR/2019/2831/P

Plans and further details are available upon request.

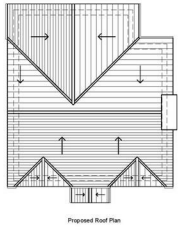
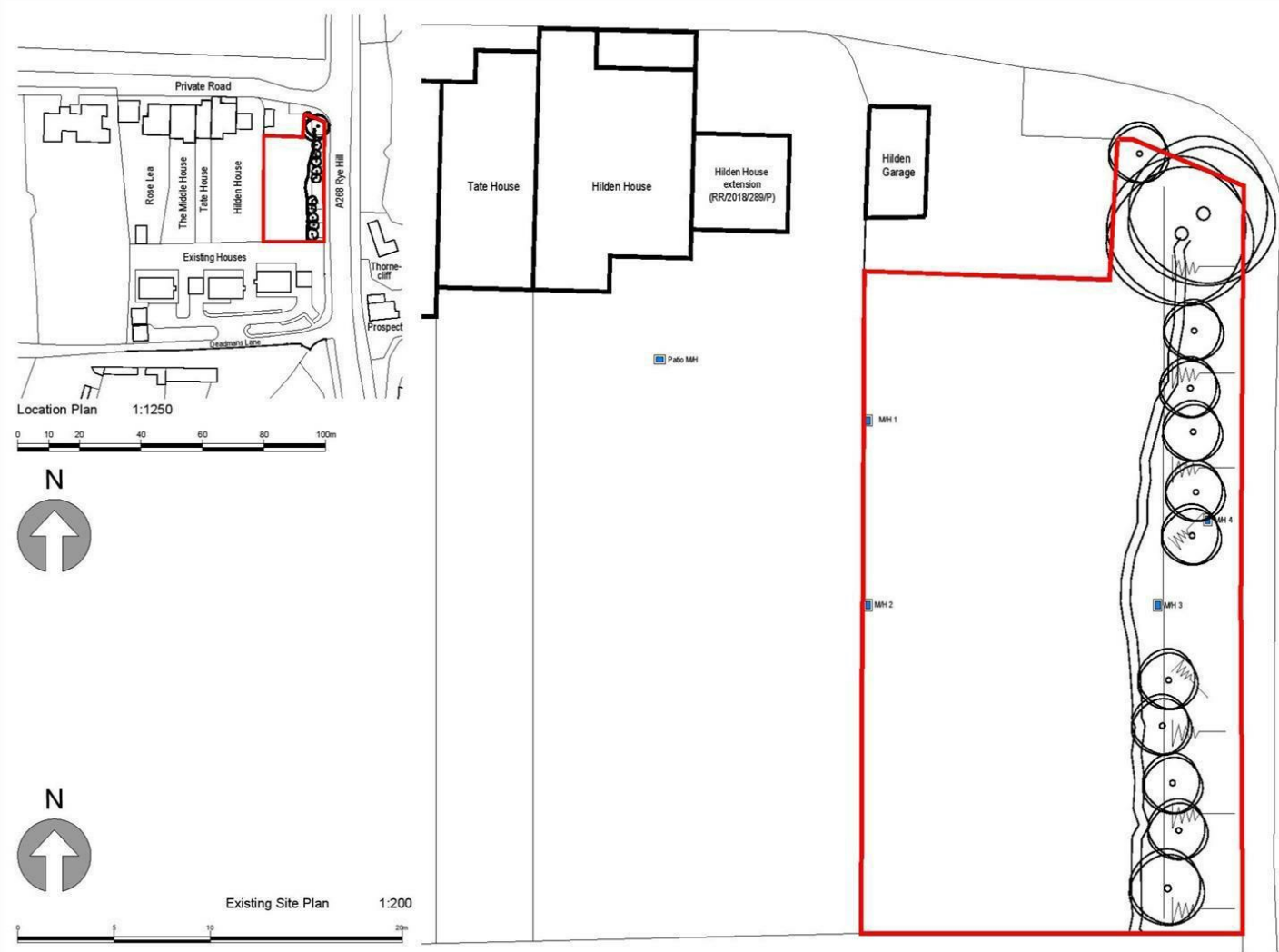
Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Subject to Community Infrastructure Levy.

Council Tax Band - TBC

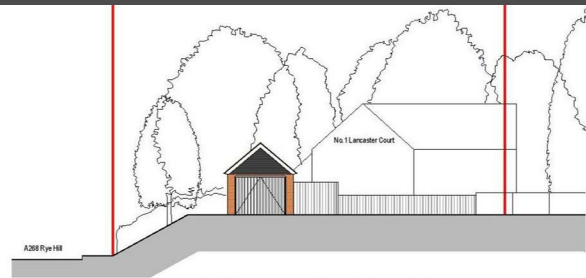




Proposed Elevation A-A - North from the Private Road



Proposed Elevation B-B - East from Rye Hill (A268)



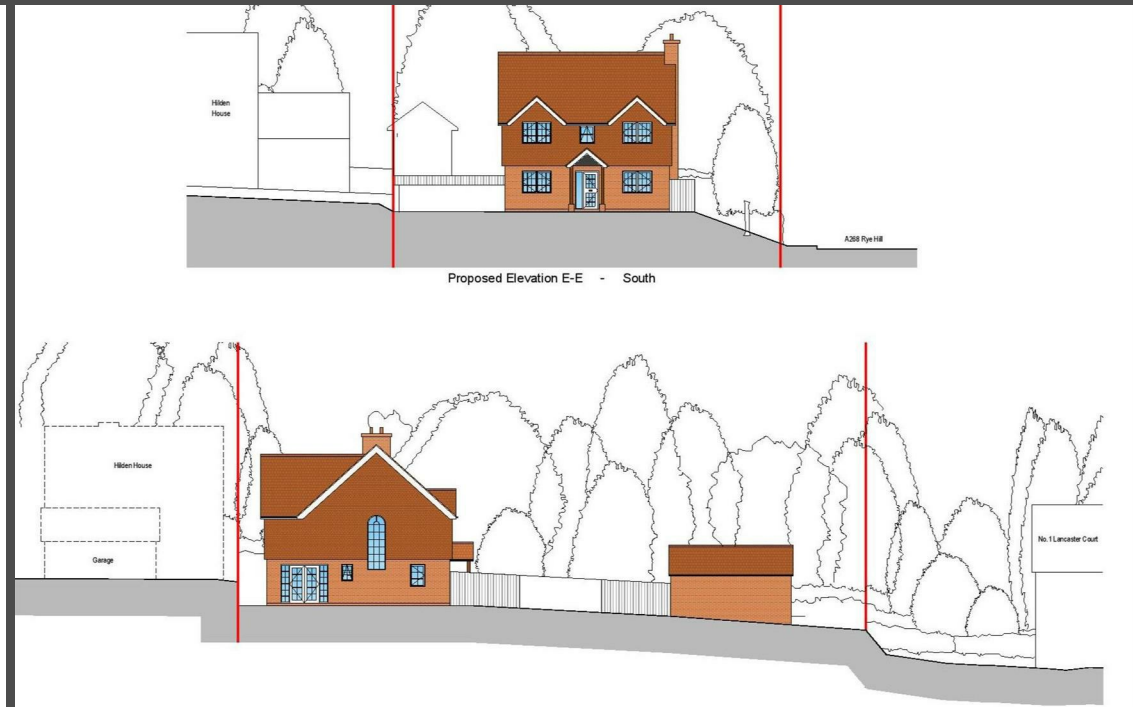
Proposed Elevation G-G - North of Proposed Garage



Proposed Elevation E-E - South



Proposed Elevation H-H - South of Proposed Garage



Proposed Elevation F-F - West