

*Outlined area is approximate and does not accurately outline plot of land for sale.

Plot at Timberlee, Hartfield Road, Forest Row

Offers in Region of **£350,000** Outline planning granted

**MANSELL
McTAGGART**
Trusted since 1947

Plot at Timberlee, Hartfield Road

Forest Row, Forest Row

An extremely rare opportunity to purchase a building plot with OUTLINE planning permission for a detached four bedroom family house indicative of a Tudor style design. The property will occupy a good sized plot on the fringe of the sought after Rystwood area on the eastern side of the village yet within convenient distance of the village centre and schools and Ashdown Forest. The plans can be inspected at Wealden District Councils website, planning reference WD/2020/1688/O, dated 20th August 2020.

Appeal decision date 20th July 2022. The proposed dwelling would likely have four reception rooms, including a pentagonal sun room, and kitchen with adjacent utility room and cloakroom. The upper floor has permission for a master bedroom with en suite facility, three further bedrooms and a family bathroom, all approached from a galleried landing.

The vendors have agreed if necessary they will be prepared to move the driveway.

The gardens will have a southerly rear aspect and screened from the existing property by mature rhodendrons and trees..

Council Tax band: TBD

Tenure: Freehold

- BUILDING PLOT WITH OUTLINE PLANNING
- PLANNING OBTAINED FOR DETACHED HOUSE



Checked by:	Date checked:
***	*****

Title:
GRANDSEN SH

HERITAGE

Handling:
LOUNGE LEFT

Client Name:
Potton Ltd
Bedfordshire

Drawn By:	Date:
KDH	25 OCT 19

Scale:	Size:
1:100	A3

Job No:	Type:	Rev:
GRANSV	E1	A

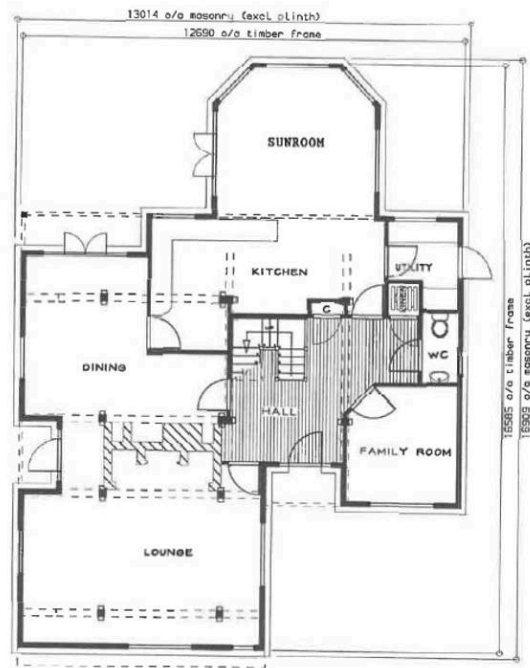
Drawing No: 3

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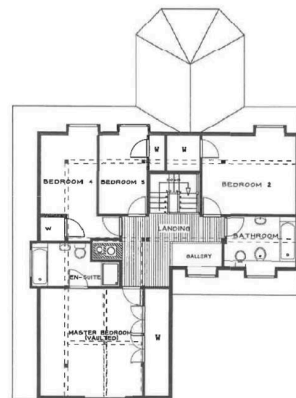
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Potton Limited
Cottling Road, Great Grandson
Hants RG20 7JG
Tel No: 01757 576400
Fax No: 01757 576444
Web site: www.potton.co.uk





GROUND FLOOR

BOILER INFORMATION (TO BE FINALIZED BEFORE BUILDING REGULATION STAGE BY CLIENT)
 FUEL TYPE - GAS/OIL/AIR/ELECTRIC
 BOILER TYPE - CONDENSING/COMBINATION/TRADITIONAL/SYSTEM ETC
 SEASONAL EFFICIENCY MIN - BOG GAS / BOG LHO / BOG OIL, (1, 2, 3 BY POTTON BASED ON ABOVE)



FIRST FLOOR



Checked by: MLD		Date checked: 23 NOV 2005	
Title: GRANSDEN SHOWHOUSE			
HERITAGE			
Handling: LOUNGE LEFT			
Client Name: Potton Ltd Bedfordshire			
Drawn By: MLD		Date: 23 NOV 2005	
Scale: 1:100		Size: A3	
Job No: GRANS	Type: P	Rev: A	
Drawing No: E			
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Potton			

Plot at Timberlee, Hartfield Road

An extremely rare opportunity to purchase a building plot with outline planning permission for a 4 bedroom detached house, situated in the village of Forest Row close to the Ashdown Forest.

NB The vendor has advised he will consider repositioning the driveway along the right hand side of the plot.

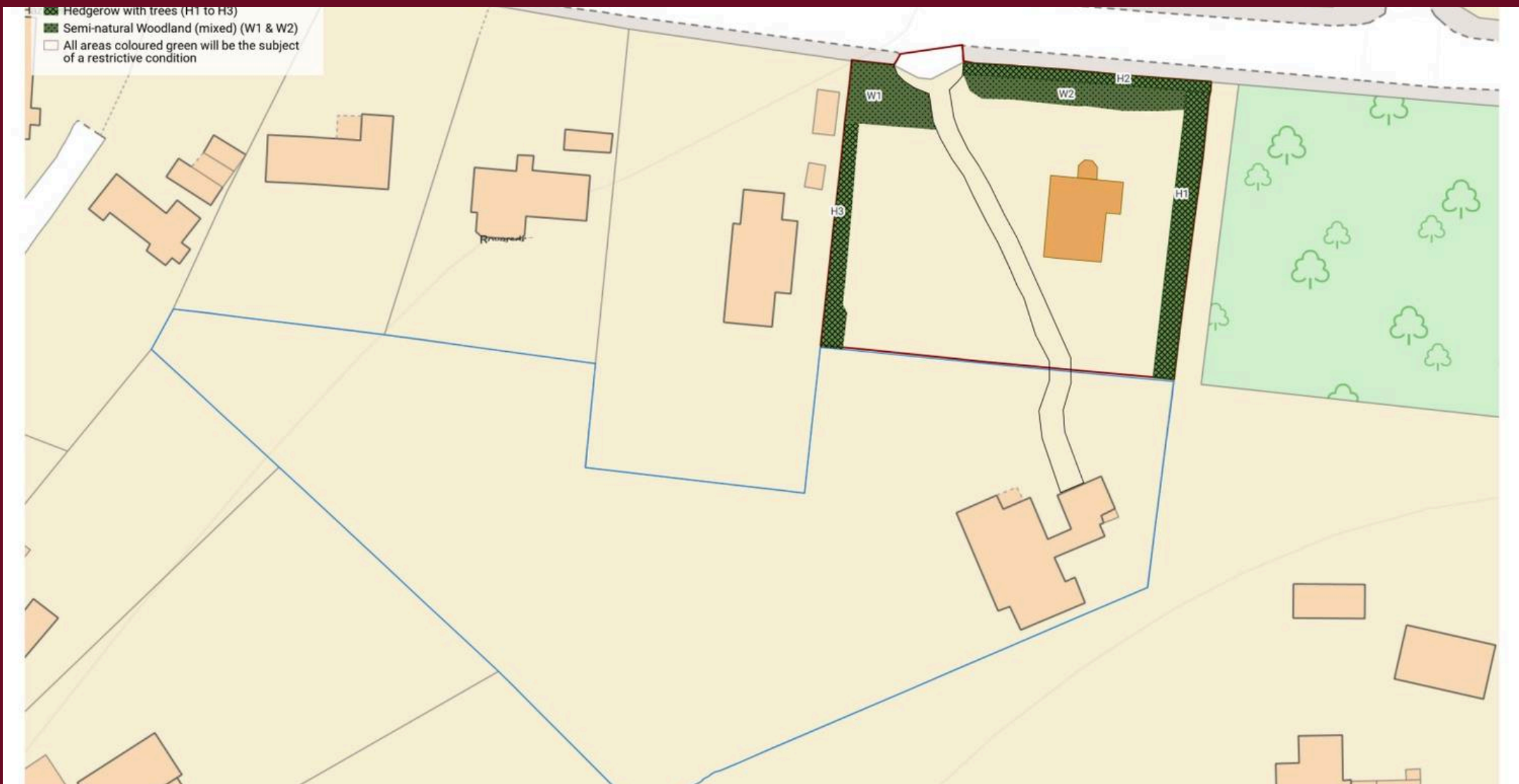
NB We have been advised by the vendors there are no current Tree Preservation orders in place.

The above information has been provided by the vendors and will need to be verified at the point of sale.

- BUILDING PLOT WITH OUTLINE PLANNING
- PROPOSED 4 BED DETACHED HOUSE
- PLANNING NO. WD/2020/1668/0 (OBTAINED ON APPEAL)
- EASTERN SIDE OF VILLAGE
- FRINGE RYSTWOOD AREA
- PROPOSED ACCOMMODATION OF;
- 4 BEDROOMS 2 BATHROOMS
- 4 RECEPTIONS, KITCHEN & UTILITY
- GOOD SIZED SOUTH FACING GARDEN



Checked x
Title: GRANS
HE
Handling: L
Client N F
Be
Drawn By
Scale: 1:1
Job No: GRANS
Drawing
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F



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