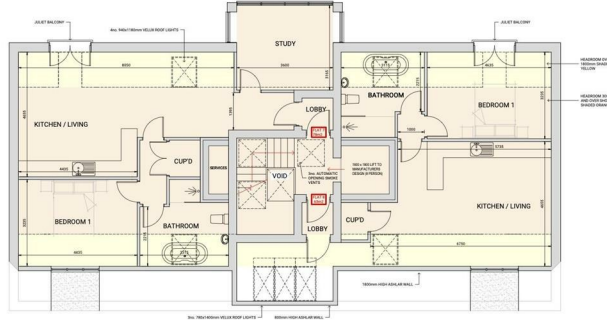


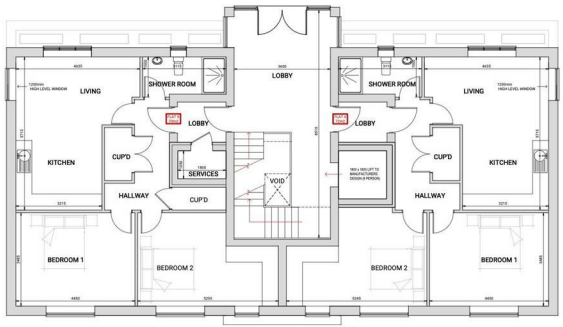
371 Old London Road, Hastings, TN35 5BD
£750,000 Freehold

A rare development opportunity extending to 0.11 hectares (0.27 acres), offering full planning permission (ref HS/FA/24/00620) for the demolition of the existing dwelling and garages and the redevelopment of the site to provide eight apartments and a replacement detached dwelling, designed with the possibility of later being split into two, subject to consents. The consent carries no Community Infrastructure Levy, no affordable housing contribution and no known Section 106 obligations, a genuinely attractive position for developers, land promoters and investor builders alike. Upper floor apartments within the approved scheme are set to benefit from elevated views across the Old Town Valley, while the wider setting, tucked away and village like in feel, offers walking distance to local shops, schools and amenities, excellent access into Hastings Old Town and a short drive to Fairlight Country Park, positioning the completed scheme firmly towards the upper end of the local apartment market. Until such time as the consent is implemented, the site continues to offer a substantial detached 1930s house with flexible, if now dated, accommodation, a wide frontage with parking and a double garage, and gardens that wrap around the property. To the rear, a large workshop, further garaging and extensive parking, together with a separate vehicular access to Saxon Road, form part of the site's current use and add to its versatility. Whether pursued as an immediate build out opportunity or acquired and held pending implementation, this represents a rare and deliverable proposition within a highly sought after pocket of Hastings.





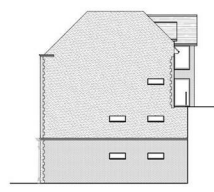
THIRD FLOOR PLAN
1:50 0 1 2 3 4 5m



SECOND FLOOR PLAN



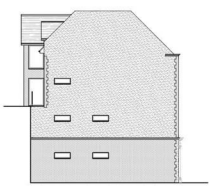
FRONT ELEVATION (NORTH WEST)



SIDE ELEVATION (SOUTH WEST)
1:100 0 2 4 6 8 10m



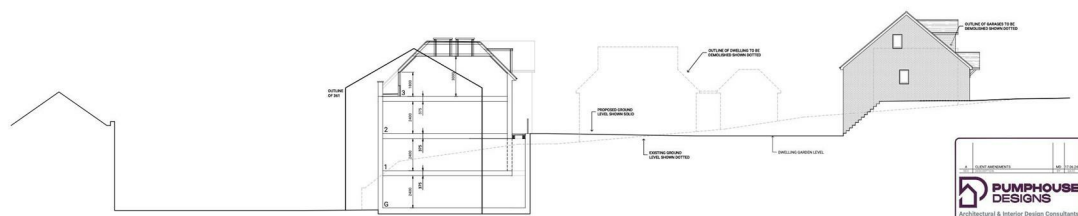
REAR ELEVATION (SOUTH EAST)



SIDE ELEVATION (NORTH EAST)



STREET SCENE (NORTH WEST)
1:200 0 4 8 12 16 20m



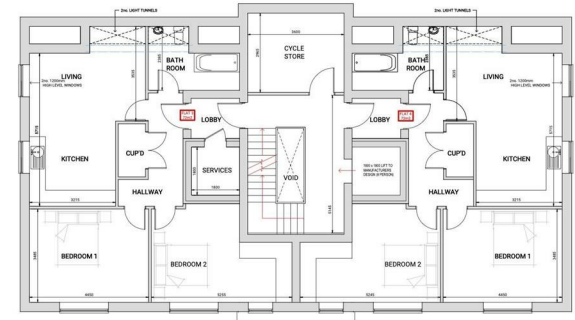
SITE SECTION
1:100 0 2 4 6 8 10m

GENERAL NOTES
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
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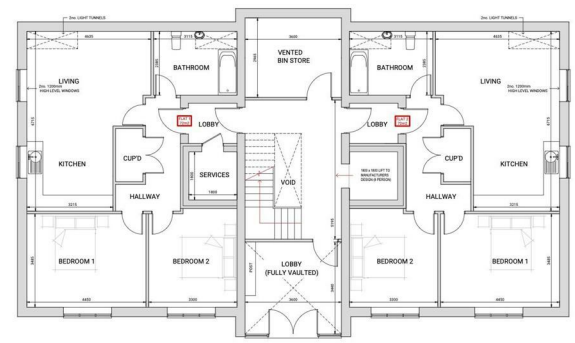
PUMPHOUSE DESIGNS
Architectural & Interior Design Consultants
Mr T Campbell
371 OLD LONDON ROAD
HASTINGS
TN35 5BD
PROPOSED PLATS: UPPER FLOORS
24.05.2024 MD
1:50
7605 / 24 / F / 2 / B

GENERAL NOTES
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PUMPHOUSE DESIGNS
Architectural & Interior Design Consultants
Mr T Campbell
371 OLD LONDON ROAD
HASTINGS
TN35 5BD
PROPOSED PLATS: ELEVATIONS & SITE SECTION
24.05.2024 MD
1:100
7605 / 24 / F / 3 / A



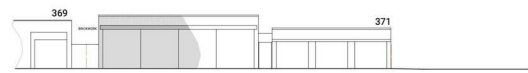
FIRST FLOOR PLAN
1:50 0 1 2 3 4 5m



GROUND FLOOR PLAN



EXISTING STREET SCENE (NORTH WEST)
1:100 0 2 4 6 8 10m



EXISTING STREET SCENE (SOUTH EAST)

GENERAL NOTES
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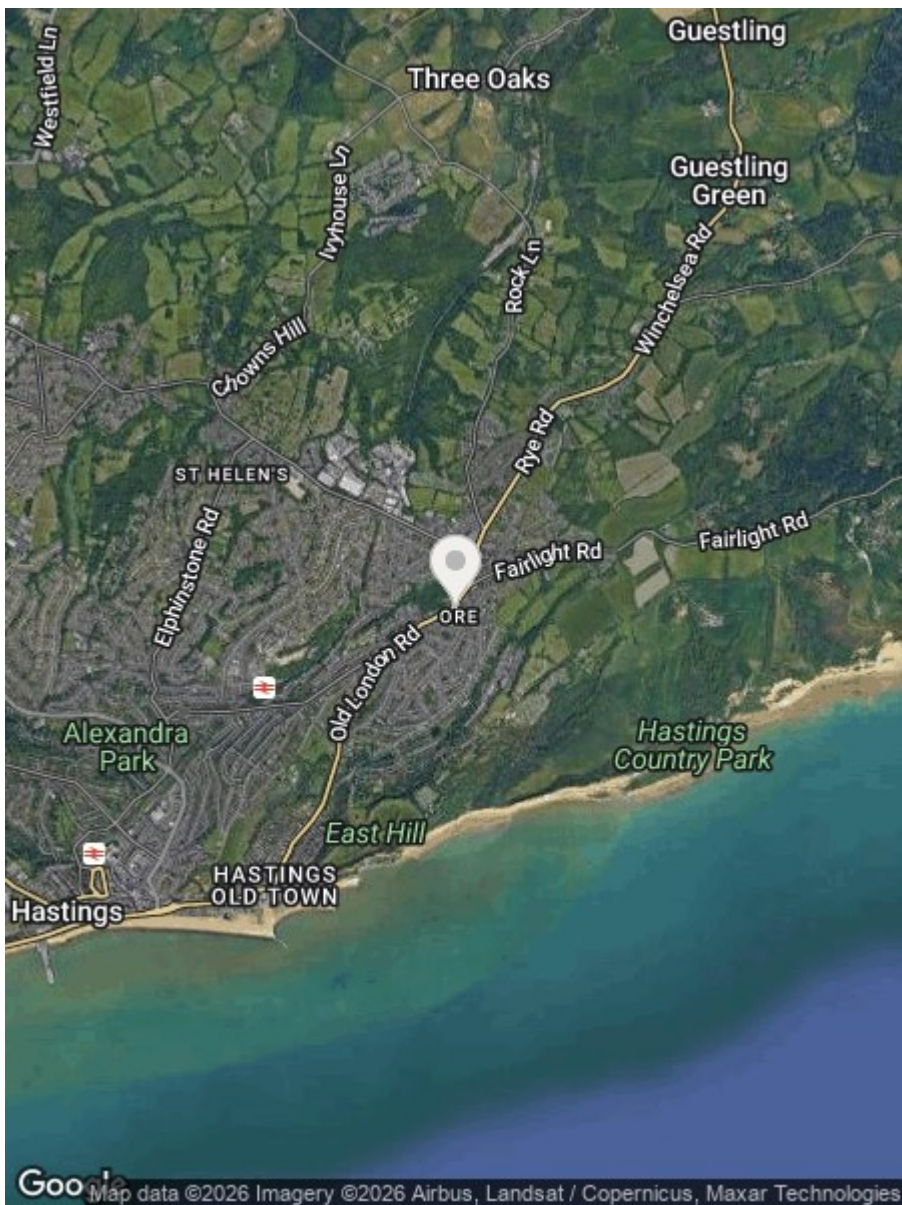
PUMPHOUSE DESIGNS
Architectural & Interior Design Consultants
Mr T Campbell
371 OLD LONDON ROAD
HASTINGS
TN35 5BD
PROPOSED PLATS: LOWER FLOORS
24.05.2024 MD
1:50
7605 / 24 / F / 1 / A

GENERAL NOTES
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PUMPHOUSE DESIGNS
Architectural & Interior Design Consultants
Mr T Campbell
371 OLD LONDON ROAD
HASTINGS
TN35 5BD
EXISTING STREET SCENES
25.05.24 MD
1:100
7605 / 24 / EX / 2







Council Tax Band - TBA

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



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www.rushwittwilson.co.uk**