

DEVELOPMENT OPPORTUNITY ON

Goldsmiths Avenue, TN6 1RJ

MOVELI



An exceptional opportunity to create a bespoke home on a secluded 0.66-acre plot, accessed via a long private drive. Planning approved for a striking 5-bed, 5-bath house, with minimal clearance required, moments from Ashdown Forest and the town centre.

FOR SALE
FREEHOLD LAND

PLANNING FOR
5 BED DETACHED HOME

(360 SQ M)
3876 SQ FT



NORTH (FRONT) ELEVATION

Set discreetly behind the established frontage of Goldsmiths Avenue and approached via a long, private driveway, this exceptional back land plot extends to approximately 0.66 acres of beautifully mature, highly secluded grounds. Completely hidden from the road and enveloped by established trees and planting, the setting offers a rare sense of calm, privacy and separation, all within one of Crowborough's most sought-after residential pockets. Importantly, the site requires minimal clearance, allowing a purchaser to retain the integrity of the landscape while bringing their vision to life.

A planning consent has been secured for the construction of a substantial five bedroom, five bathroom detached residence, designed with both scale and elegance in mind. The accompanying CGI imagery provides a clear indication of the proposed appearance, a handsome, classically styled home with balanced proportions, generous glazing and a strong architectural presence, perfectly suited to its leafy surroundings. The design lends itself to expansive, light-filled living spaces, integral garaging and a layout tailored to modern family living, all framed by gardens that will enjoy a great deal of privacy once complete.

The Warren is widely regarded as one of Crowborough's premier residential areas, known for its impressive homes, generous plots and peaceful, tree-lined setting. Despite the tucked-away nature of the plot, Crowborough town centre remains within comfortable walking distance, offering a convenient range of everyday amenities including independent shops, cafés, restaurants and supermarkets.

Highlights

- Approximately 0.66 acre back garden plot
- Set well back from the road, approached via a long private driveway
- Highly private, mature and established setting
- Planning permission for a substantial 5 bedroom, 5 bathroom detached home
- Elegant, classically designed scheme ideal for modern family living
- Minimal site clearance required
- Located within The Warren, one of Crowborough's most prestigious areas
- Walking distance to Crowborough town centre
- Crowborough station approx. 1.5 miles with London services
- Full application on Wealden District Council - Ref: WD/2025/1448/F



SOUTH (REAR) ELEVATION

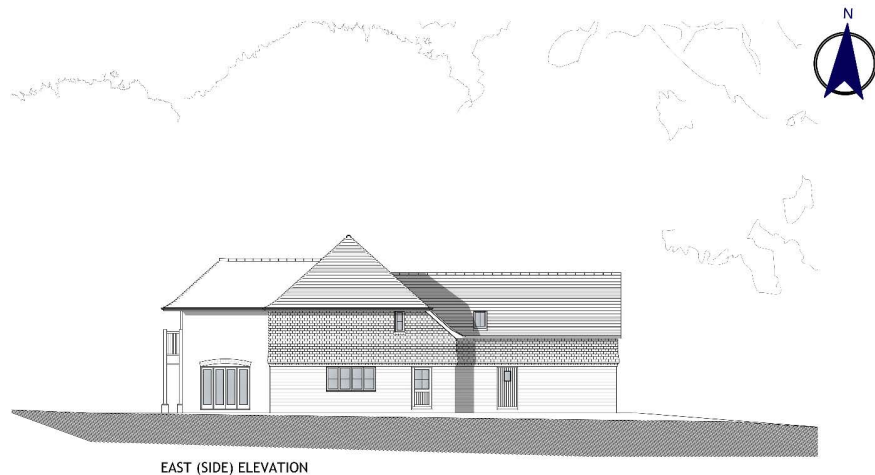
For those needing to travel further afield, Crowborough railway station is approximately 1.5 miles away, providing regular services to London Bridge in around 65 minutes. The spa town of Tunbridge Wells lies just under 8 miles away, offering a wider selection of shopping, dining and leisure facilities.

The area is particularly well regarded for schooling, with a strong choice of highly rated state options including Sir Henry Fermor Church of England Primary School, St John's Primary School and Beacon Academy, which caters for both primary and secondary education. In addition, the surrounding area is home to a number of highly regarded independent schools, including Holmewood House Preparatory School in Langton Green, The Mead School in Tunbridge Wells, Skippers Hill Manor Preparatory School and Mayfield School, all of which are firmly established within the local education landscape. Tonbridge School and Sevenoaks School are also accessible for older pupils.

Ashdown Forest, located only moments away, provides thousands of acres of protected heathland and woodland, perfect for walking, riding and outdoor pursuits, and is undoubtedly one of the area's most treasured natural assets, further enhancing the lifestyle appeal of this exceptional location.

This represents a rare opportunity to create a substantial, architecturally impressive home in a wonderfully private setting, combining generous grounds, excellent connectivity and access to some of East Sussex's most desirable countryside and amenities.

Tenure: Freehold
Council Tax Band: TBC
Local Authority: Wealden



EAST (SIDE) ELEVATION



WEST (SIDE) ELEVATION



Westridge House

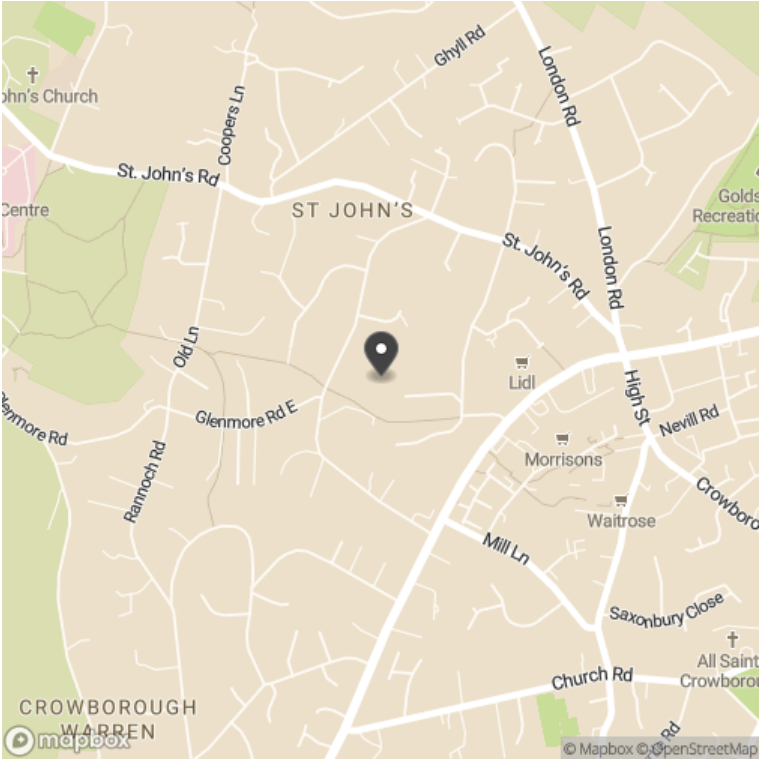
NEW PRIVATE ACCESS DRIVEWAY
TO BE FORMED AS HO.DIG.
PERMEABLE CONSTRUCTION.

TNG: PROPOSED TREES TO
SATISFY CONDITION 1 OF
APPEAL DECISION
APP/TPO/C1435/10044 IN
RELATION TO APPLICATION
TM/2023/0307/TPO

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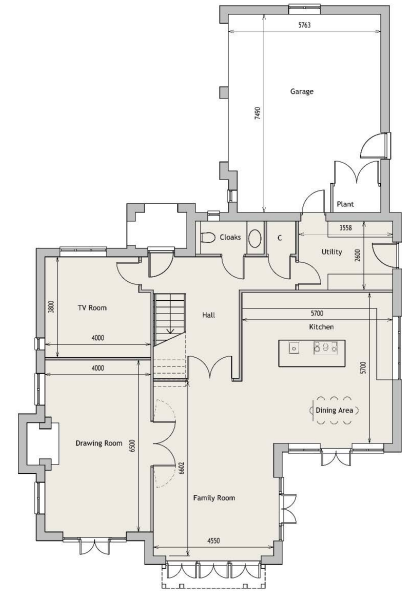
LOCATION



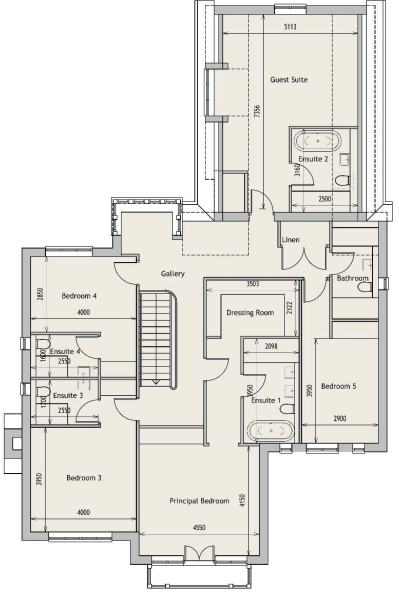
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FLOOR PLAN

3876 sq ft (360 sq m)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FLOOR AREA OF PROPOSED DWELLING			
(GROSS INTERNAL FLOOR AREA)			
GROUND FLOOR	137.42m ²	1479m ²	
FIRST FLOOR	180m ²	1937m ²	
TOTAL FLOOR AREA EXCLUDING GARAGE	317.42m ²	3416m ²	
GARAGE	42.80m ²	460m ²	
OVERALL TOTAL	360.22m ²	3876m ²	



Ben Busby

For viewings, further information or a free property valuation contact:

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