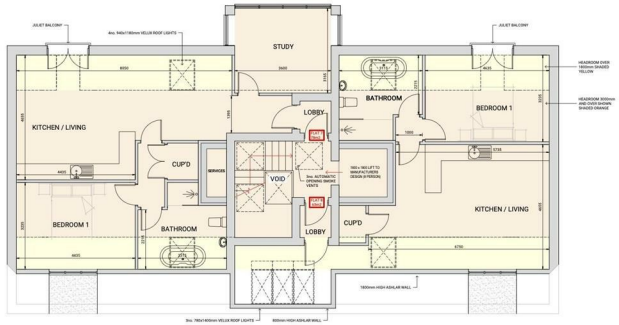


371 Old London Road, Hastings, TN35 5BD

Offers In Excess Of £700,000 Freehold

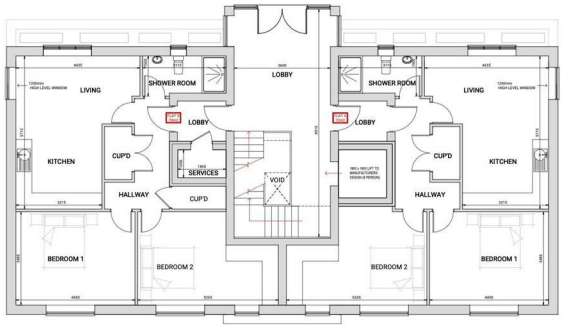
A rare development opportunity extending to 0.11 hectares (0.27 acres), offering full planning permission (ref HS/FA/24/00620) for the demolition of the existing dwelling and garages and the redevelopment of the site to provide eight apartments and a replacement detached dwelling, designed with the possibility 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

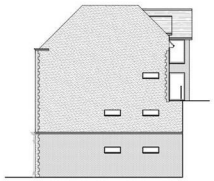
1:50 0 1 2 3 4 5m



SECOND FLOOR PLAN



FRONT ELEVATION (NORTH WEST)

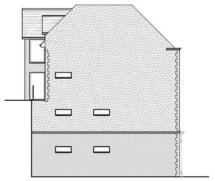


SIDE ELEVATION (SOUTH WEST)

1:100 0 2 4 6 8 10m



REAR ELEVATION (SOUTH EAST)

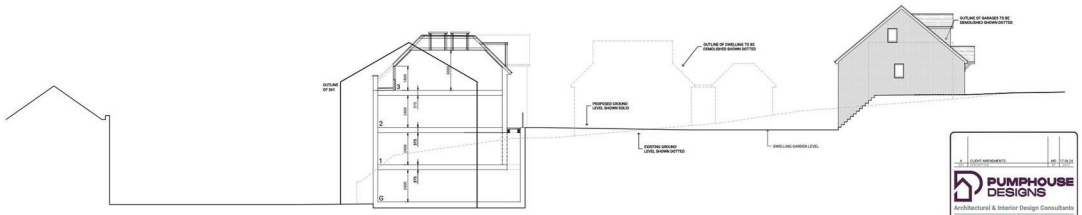


SIDE ELEVATION (NORTH EAST)



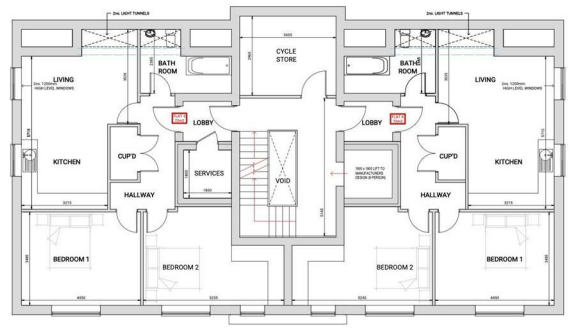
STREET SCENE (NORTH WEST)

1:200 0 4 8 12 16 20m



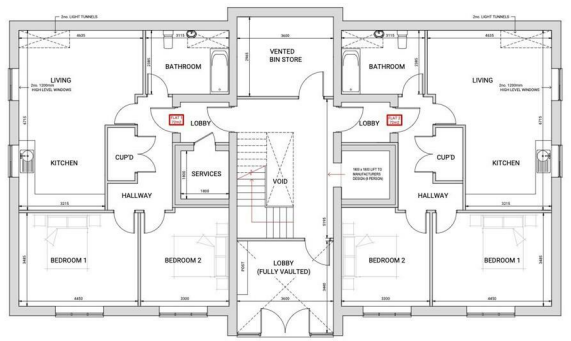
SITE SECTION

1:100 0 2 4 6 8 10m



FIRST FLOOR PLAN

1:50 0 1 2 3 4 5m

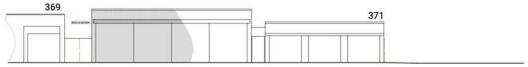


GROUND FLOOR PLAN



EXISTING STREET SCENE (NORTH WEST)

1:100 0 2 4 6 8 10m



EXISTING STREET SCENE (SOUTH EAST)

GENERAL NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. PLEASE REPORT ERRORS OR OMISSIONS TO THE ARCHITECT.

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Mr T Campbell

371 OLD LONDON ROAD
HASTINGS
TN35 5BD

PROPOSED FLATS - UPPER FLOORS

DATE	DRAWN	SCALE
24.05.2024	MD	1:50

7605 / 24 / F / 2 / B

PROPOSED FLATS - LOWER FLOORS

DATE	DRAWN	SCALE
24.05.2024	MD	1:50

7605 / 24 / F / 1 / A

PROPOSED FLATS - ELEVATIONS & SITE SECTION

DATE	DRAWN	SCALE
24.05.2024	MD	1:100

7605 / 24 / F / 3 / A

EXISTING STREET SCENES

DATE	DRAWN	SCALE
29.02.24	MD	1:100

7605 / 24 / EX / 2







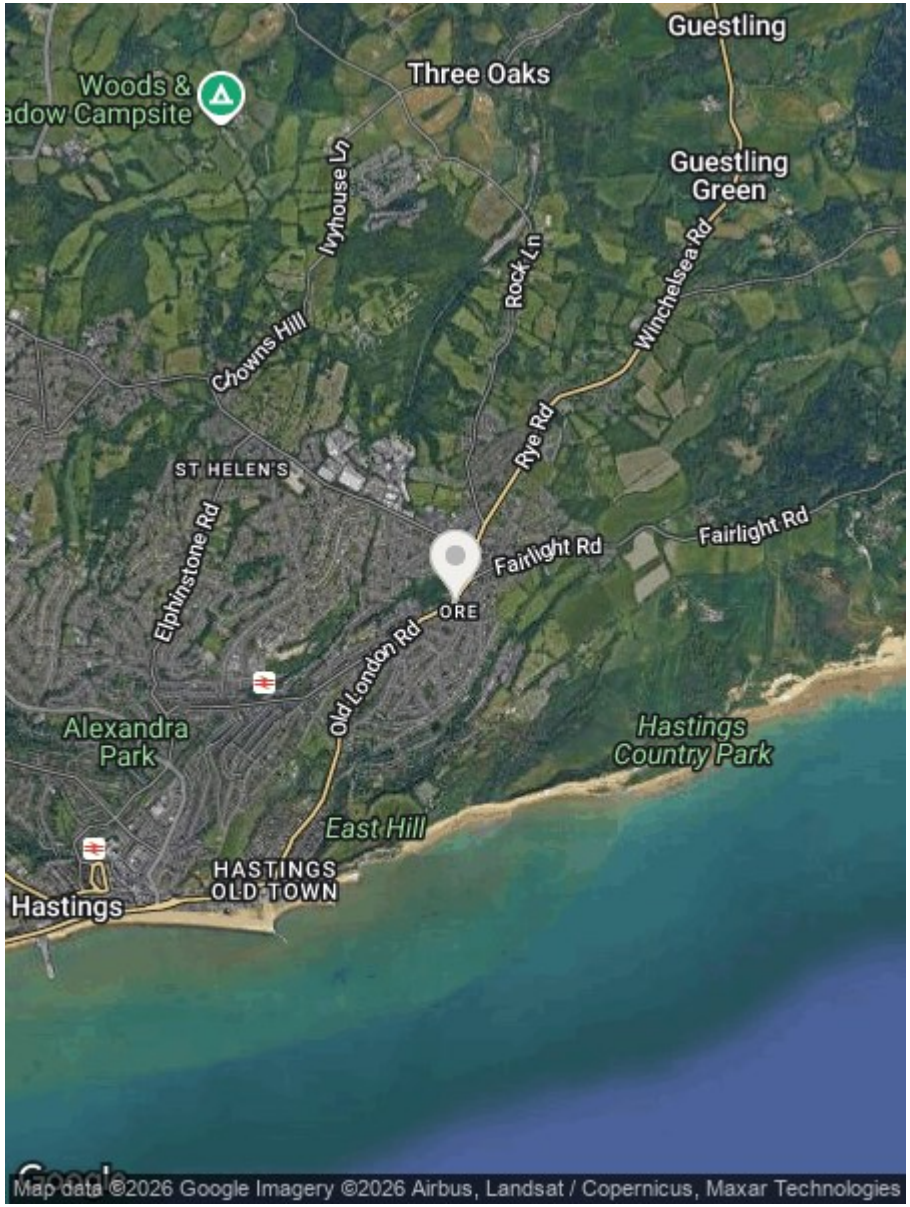












Council Tax Band - TBA

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.

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RUSH WITT & WILSON

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