



## **Land Adj Saltcote New England Lane, Rye, TN31 7NT Offers In Excess Of £150,000 Freehold**

### **INVESTMENT / POTENTIAL DEVELOPMENT OPPORTUNITY**

Rush Witt & Wilson are pleased to offer the opportunity to acquire a parcel of land ( Title No SX15173 ) extending to approximately 1.4 acres (TBV) located on the outskirts of Rye accessed via a five bar gate from New England Lane and enjoying extensive road frontage to the same.

The site adjoins an existing residential development and is considered suitable for a variety of purposes and interested parties should make their own enquiries.

An informal discussion has taken place with a planning officer and it has been confirmed that the site has been identified as a potential development opportunity (Emerging Local Plan – HEELA ) interested parties are invited to contact our offices to discuss further".

Our clients are inviting offers and proposals and the land is to be sold with an overage clause that the sellers would be entitled to 30% of the increase in value as a result of planning being obtained for residential development and this is to last for thirty years, full details are available on request.

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

### Locality

The land is located at the top of New England Lane forming part of a small hamlet on the outskirts of Rye.

Rye offers a range of daily amenities including a supermarket, many specialist and general retail stores as well as a fine selection of public houses and restaurants.

There is a primary and secondary school, weekly general market and a sports centre with indoor swimming pool.

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 Land

The plot extends to approx.1.4 acres. The entrance is close to the top of New England Lane on the left.

### Planning

An informal discussion has taken place with a planning officer and it has been confirmed that the site has been identified as a potential development opportunity (Emerging Local Plan – HEELA ) interested parties are invited to contact our offices to discuss further.

### Viewing arrangements

The land can be inspected during day light hours by agreement with the sellers agent. Inspections can be arrange via our Rye Office - 01797 224000

### Agents Note

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

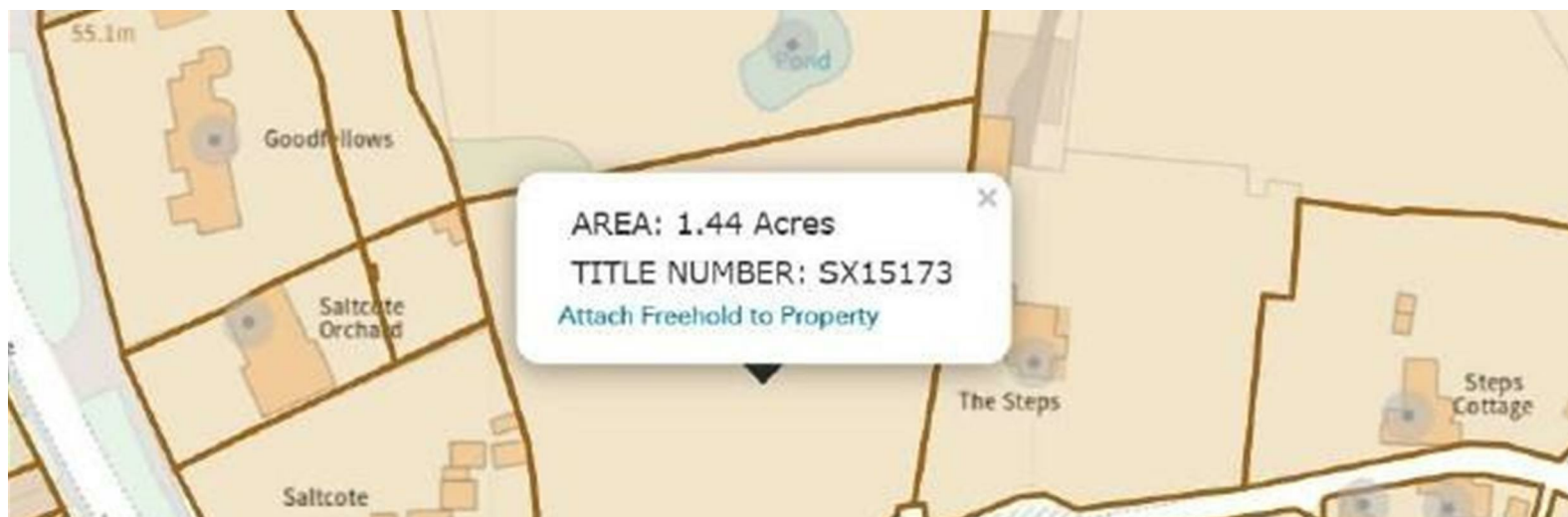
joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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>



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