



Land & Property Experts



RESIDENTIAL DEVELOPMENT OPPORTUNITY
THE ORCHARD, BLACKBOYS ROAD, FRAMFIELD, EAST SUSSEX, TN22 5PN

ARTIST'S IMPRESSION

THE ORCHARD BLACKBOYS ROAD FRAMFIELD EAST SUSSEX, TN22 5PN

Uckfield	-	1.7 miles
Heathfield	-	5.4 miles
Royal Tunbridge Wells	-	13 miles
Lewes	-	8.3 miles

An opportunity to develop four semi-detached properties in the sought after village of Framfield.

- **Resolution to grant planning consent for four semi-detached properties extending to a total of approximately 3,530ft²**
- **Wealden District Council
Planning reference WD/2019/1494/F**
- **Desirable edge of village location**

Extending in total to 0.69 acres (0.28 hectares)

FOR SALE BY PRIVATE TREATY AS A WHOLE

**GUIDE PRICE:
OFFERS IN EXCESS OF £475,000**

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Euston House
82 High Street, Heathfield
East Sussex, TN21 8JD
01435 864455
heathfield@btfpartnership.co.uk

LOCATION

The Orchard is situated immediately to the east of the B2102 (Blackboys Road) on the eastern edge of the popular village of Framfield.

The town of Uckfield with extensive shopping and leisure facilities and mainline rail connection is approximately 1.7 miles to the west and the popular market town of Heathfield approximately 5.4 miles to the east.

The County town of Lewes is approximately 8.3 miles to the south and also offers a wide variety of shopping and leisure facilities.

The National motorway network is accessible from the A22 and A26, which are both easily accessed to the north.

Please see the plan over leaf showing the location of the property in relation to the surrounding towns and villages.

SITUATION

The property is situated to the east of the public highway and is accessed over a private road which passes along the southern boundary.

PLANNING

On the 16th October 2020 confirmation was received from Wealden District Council under reference WD/2019/1494/F confirming that the planning application had been approved under delegated authority subject to conditions and a planning agreement relating to a contribution to be made in respect of SANGS and SAMMS.

A copy of the draft Section 106 Agreement is available from the Agents. The financial contribution under the agreement is £24,680 and it is understood that the CIL liability in relation to the subject property is £80,017.58, although this should be confirmed by any prospective Purchaser prior to submitting an offer.

The consented properties comprise four two storey, two bedroom semi-detached dwellings served by a total of eight parking bays with a further four visitor spaces. The Purchaser will be contractually required to develop Phase 1 in accordance with the approved plans. Any amendments to the scheme will require the Vendor's consent.

Units 1 & 2 – Front Elevation



Units 1 & 2 – Rear Elevation



Units 3 & 4 – Front Elevation



Units 3 & 4 – Rear Elevation



The freehold interest in the property is offered for sale by private treaty on an unconditional basis.

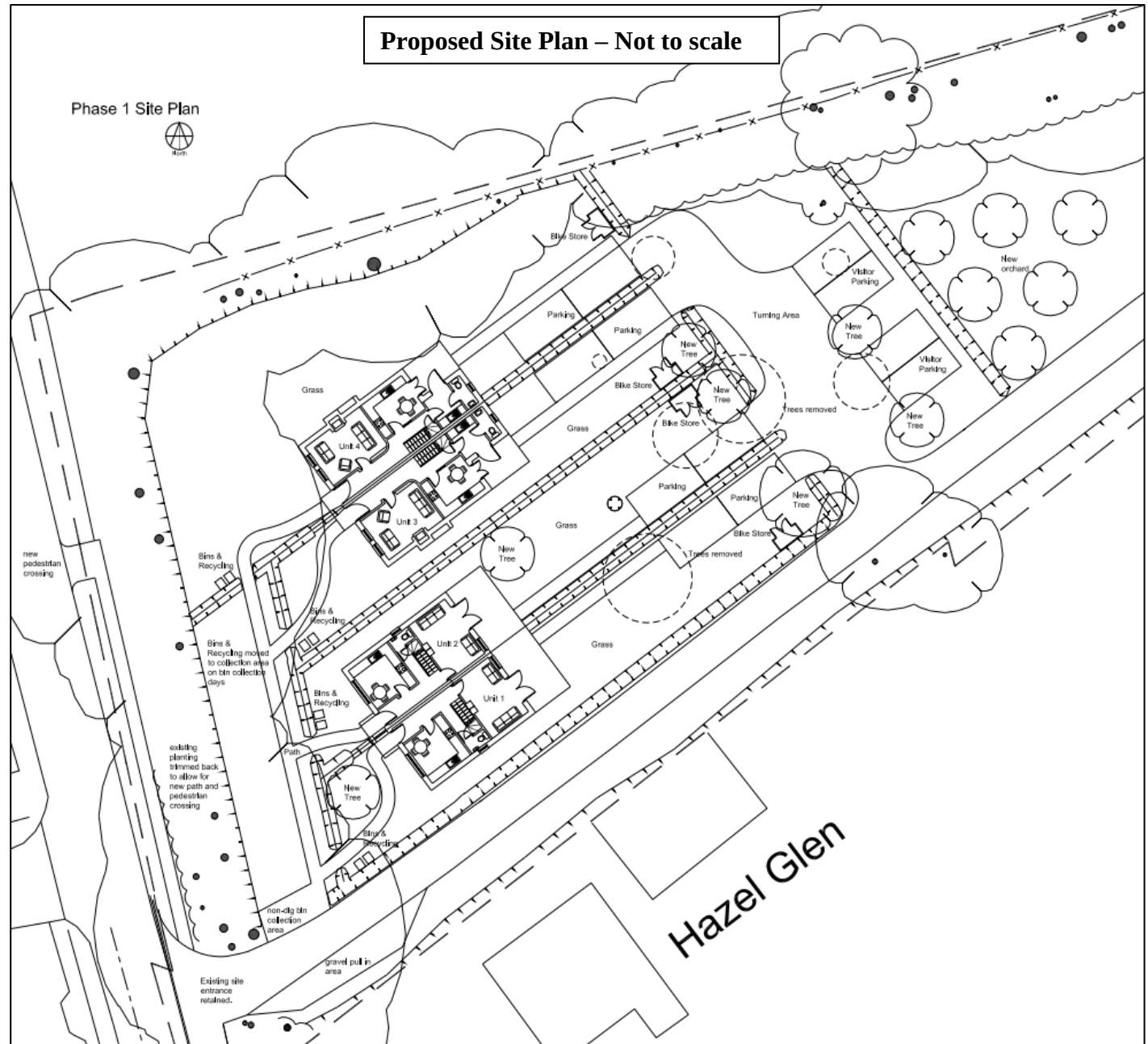
Interested parties can obtain full planning details in respect of the property from Wealden District Council (Wealden.gov.uk/planning-and-building-control/) under reference WD/2019/1494/F.

It is understood that mains water, electricity and drainage are available in the highway.

FENCING AND BOUNDARIES

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.



VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Purchasers should satisfy themselves independently as to VAT in respect of any transaction.

RIGHTS AND EASEMENTS

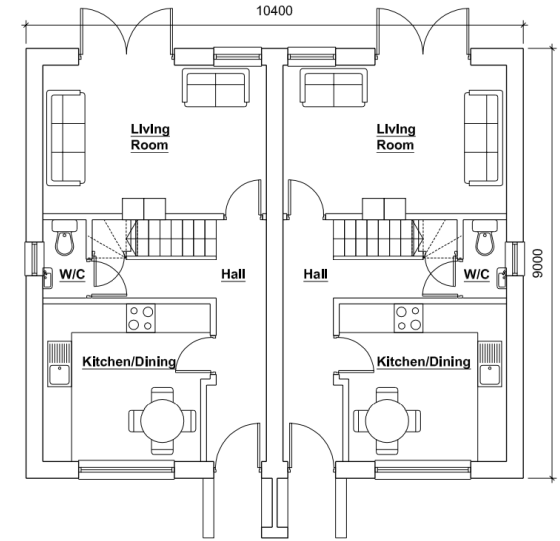
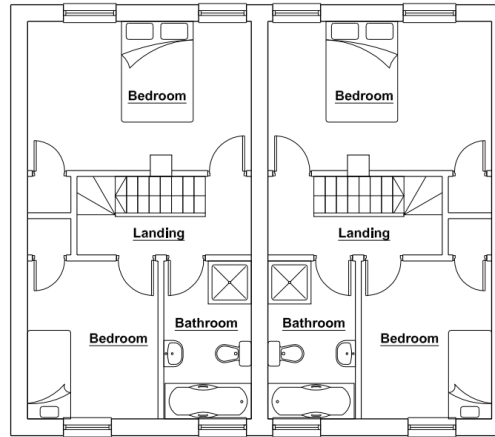
The Purchaser of the property will be granted a Right of Way over the driveway serving the Vendor's retained land, which for identification purposes only is shown shaded brown on the boundary plan. This Right of Way will be at all times, for all purposes with or without vehicles subject to payment of a reasonable contribution towards the cost of maintenance.

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and

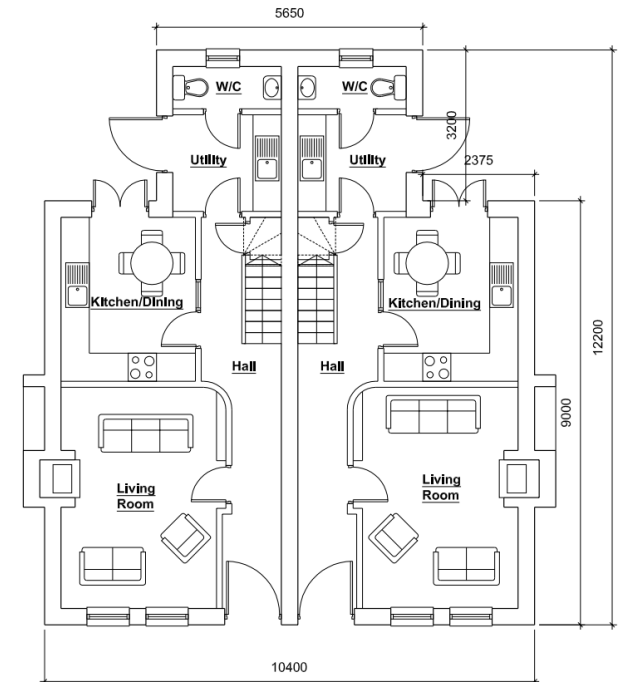
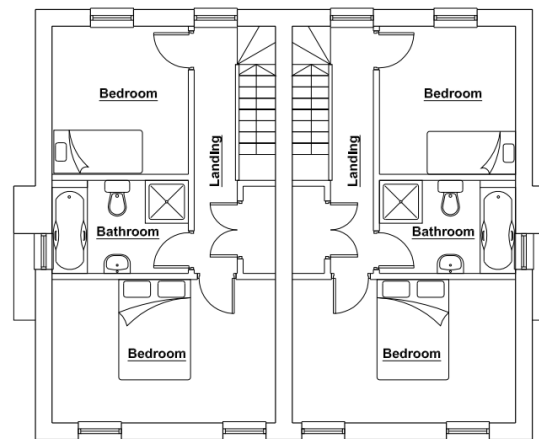
VIEWING

Viewing is strictly by appointment only with the Vendor's agents BTF Partnership – 01435 864455.

Floor Plans Units 1 & 2 – Not to scale (Gross Internal Area – 850ft² each)



Floor Plans Units 3 & 4 – Not to scale (Gross Internal Area – 915ft² each)





Land and Property Experts

www.btfdpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD

