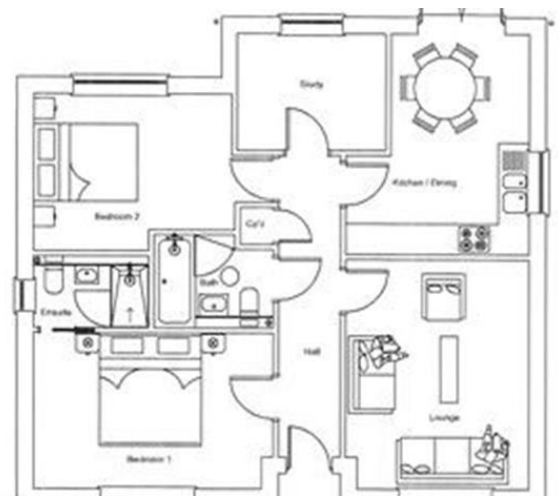




Front Elevation



## Plot to the Rear of Woodlands, St. Leonards-on-Sea

**Guide Price £175,000** Freehold

An Excellent Development Opportunity – Building Plot with Planning Permission for detached 3 Bedroom Bungalow in a highly desirable residential location.

**01580 712500**  
cranbrook@legrys.com



An Excellent Development Opportunity – Building Plot with Planning Permission

An exciting chance to acquire a single building plot tucked away from the main road, set within an established and private location in a sought-after area of town. Access will be provided via a newly constructed driveway.

Property Overview:

Planning permission has been granted under reference HS/FA/23/00850 for a well-designed residence offering approximately 900 sq.ft. of living space. The proposed layout includes:

A spacious living room

A kitchen/breakfast room with doors opening onto the garden

Three bedrooms (or two, depending on preference), including one with an en-suite

A separate family bathroom

Development Responsibilities:

The purchaser will be required to demolish the existing garage to facilitate the new driveway. Additionally, the buyer will be responsible for installing fencing between the new property and the neighbouring home, Woodlands, subject to the owner's approval.

Further Information:

It is understood that all mains services are available nearby. The plot is not subject to any Community Infrastructure Levy (CIL), though confirmation of any potential Section 106 contributions is still awaited.

Tenure: Freehold



Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.