

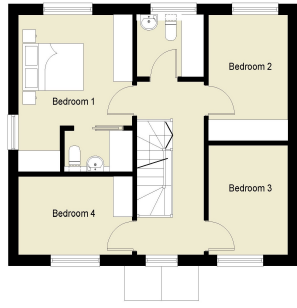
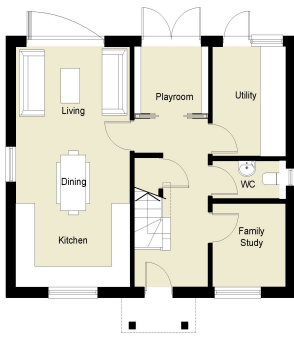


chartered surveyors
and property consultants



Former William Ellis Workshop Site • High Street • Etchingam • East Sussex TN19 7AH

Building Plot for Detached House - For Sale



**chartered surveyors
and property consultants**

Location

Etchingam is located approximately 1 ¼ miles west of the A21, on the A265, which intersects the village. Tunbridge Wells is approximately 12 miles to the North West, and Hastings also around 12 miles to the South East. London is approximately 50 miles to the North West, with the M25 approximately 30 miles to the north (junction 5). This plot is situated virtually on the corner of Church Lane and the High Street and a short walk to the villages main line station with a direct service to London Bridge, Waterloo East and Charing Cross.

Description

A self-contained plot of 553 sq m (5952 sq ft / 0.14 acres) with planning consent – ref: - **RR/2018/1770/P** - for the construction of a detached house to provide 4 bedrooms. Planning application details can be accessed by the following link:

<http://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=RR/2018/1770/P&from=planningSearch>

Tenure

Freehold with vacant possession.

Guide Price

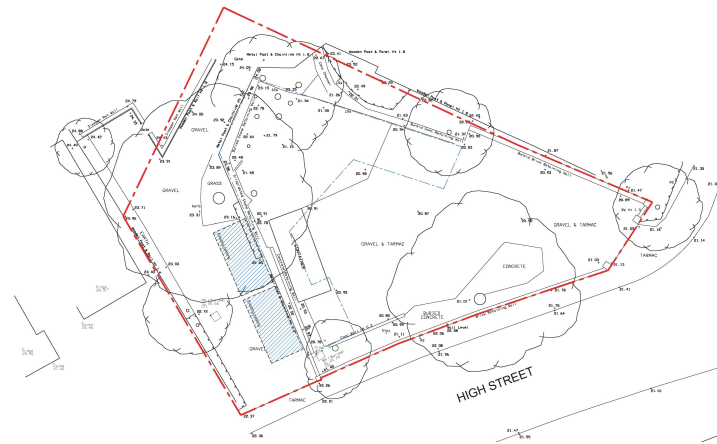
£225,000

Terms

Offers invited.
Proof of finance will be required.

Viewings

The site can be viewed during daylight hours at own risk.



Important Note:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Details revised – 24th April 2019

Land & Development

Contact Rupert Farrant
on

01892 552 500

rupert@durlings.co.uk

www.durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent TN11 1ED



RICS

The mark of
property professionalism worldwide