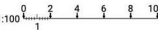
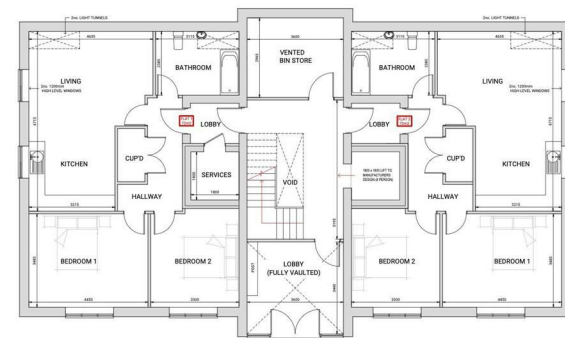
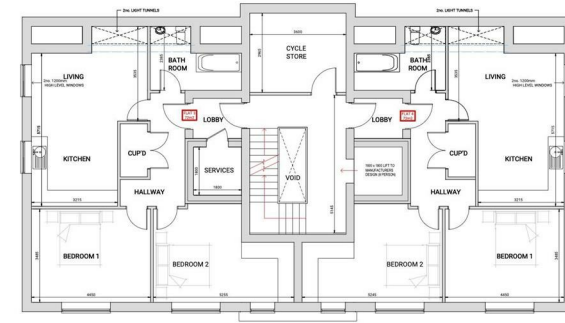
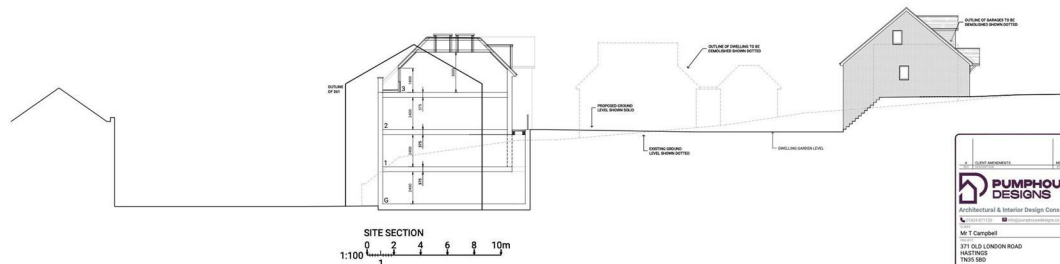
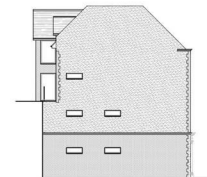
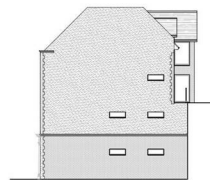
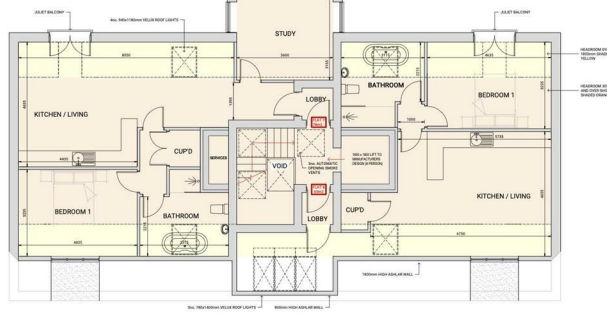




**A rare development opportunity extending to 0.11 hectares (0.27 acres), offering full planning permission (ref HS/FA/24/00620) for the demolition of the existing dwelling and garages and the redevelopment of the site to provide eight apartments and a replacement detached dwelling, designed with the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







**GENERAL NOTES**

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

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**Mr T Campbell**  
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 WATKINS  
 TN25 5BD  
 PROPOSED FLATS - UPPER FLOORS  
 24.05.2024    MD    1/

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Mr T Campbell

Mobile: 07958 811111  
 371 OLD LONDON ROAD  
 HASTINGS  
 TN35 5BD

PROPOSED

**PROPOSED FLATS - LOWER FLOORS**

DATE: 24.05.2024

MD

7605 / 24 / F / 1 / A

**GENERAL NOTES**

1. ALL CONSTRUCTION IS TO BE COMPLETED WITHIN 90 DAYS OF COMMENCEMENT OF WORK. PLEASE REPORT ANY DELAYS OR OMISSIONS TO THE ARCHITECT.

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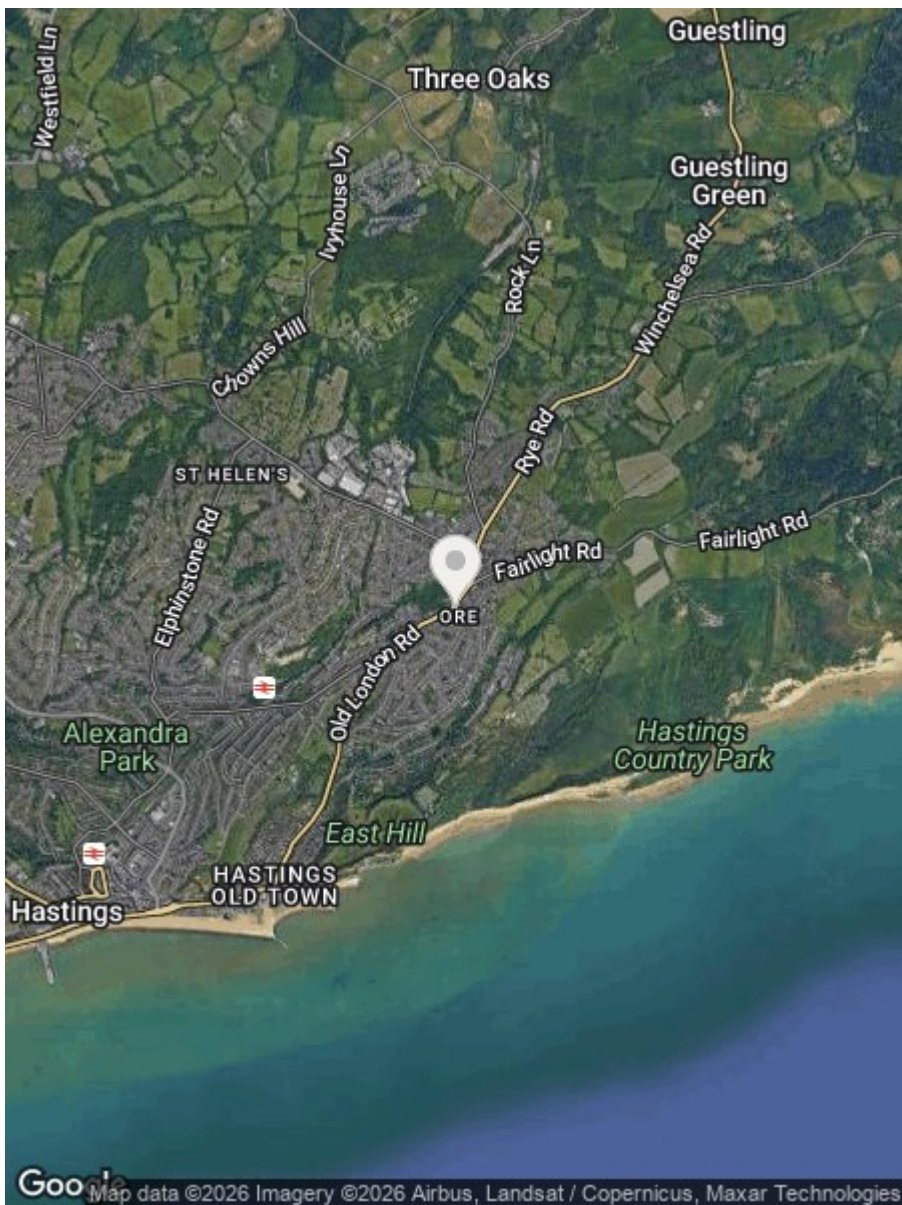












Council Tax Band - TBA

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.

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).

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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.

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