RUSH WITT & WILSON



Proposed front (South) elevation

Scale 1:100

Building Plot adj. Hilden Rye Hill, Rye, TN31 7NH

Offers In Excess Of £250,000

BUILDING PLOT ONLY A SHORT WALK FROM THE TOWN CENTRE

Rush Witt & Wilson are pleased to offer the rare opportunity to acquire a building plot on the outskirts of Rye. An elevated, gently sloping plot with frontage to Rye Hill.

Planning permission granted for the erection of a three storey four-bedroom dwelling with detached garage and associated driveway accessed from A268 Rye Road. Application No: RR/2025/1426/P.

Plans, decision notice, Design and Access Statement and other information available on request.

To arrange a site visit please contact our Rye Office 01797 224000.

Locality
The plot is located towards towards the outskirts of Rye, an ancient town on the south coast.

Convenient for the town centre and only a short walk from the railway station.

The town offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets.

Beautiful undulating countryside borders the town containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via a nature reserve to miles of shingle beach.

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.

Planning
Planning permission granted for the erection of a two storey four-bedroom dwelling with detached garage and associated driveway accessed from A268 Rye Road. Application No: RR/2025/1426/P.

Agents Note
Important Notice:

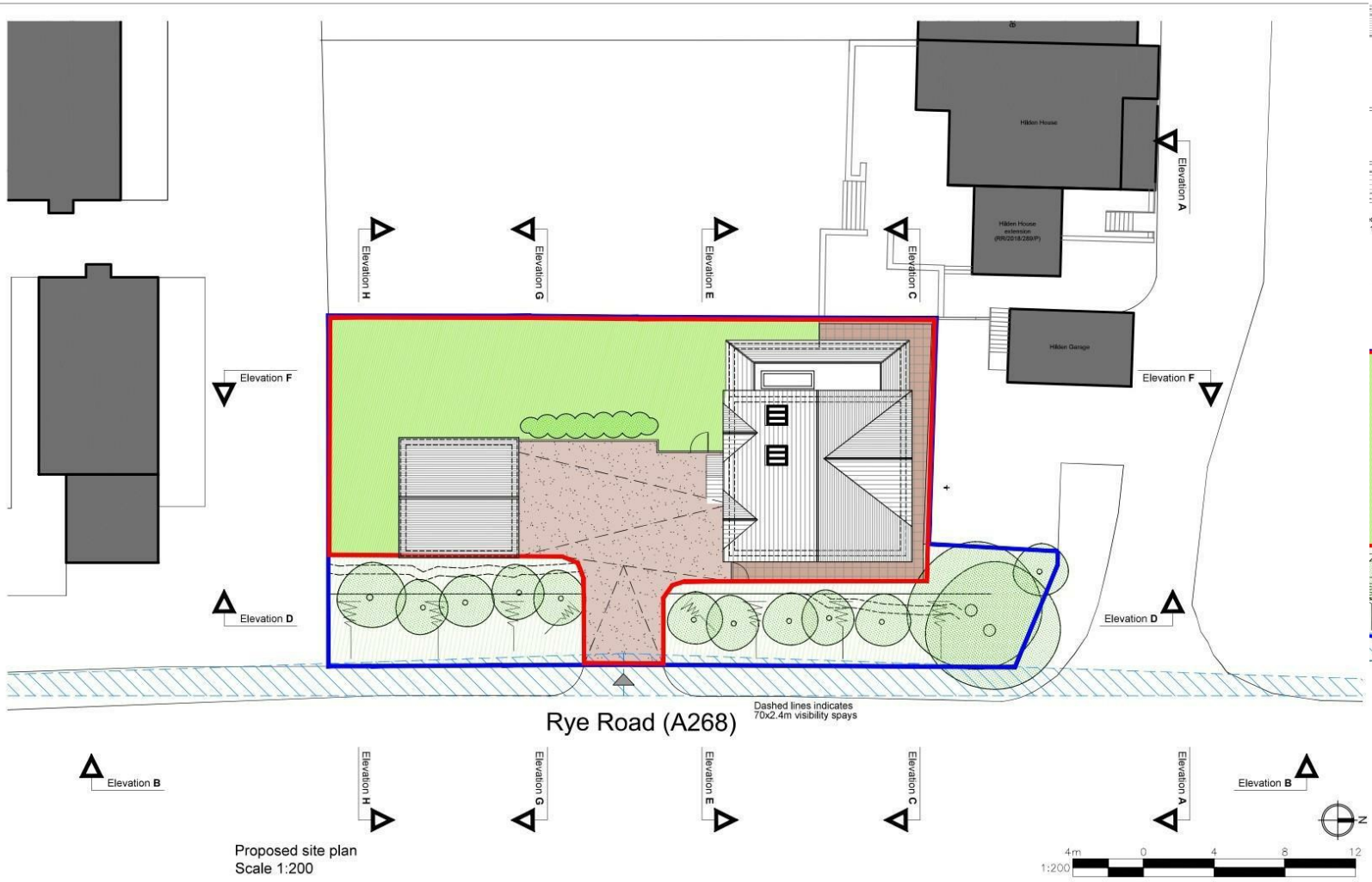
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & 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.

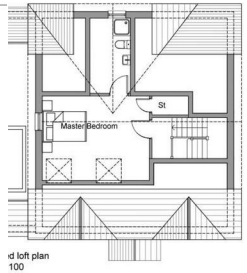
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

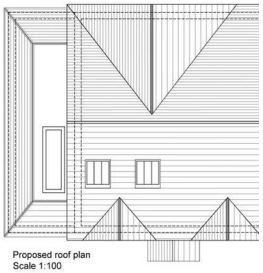
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy



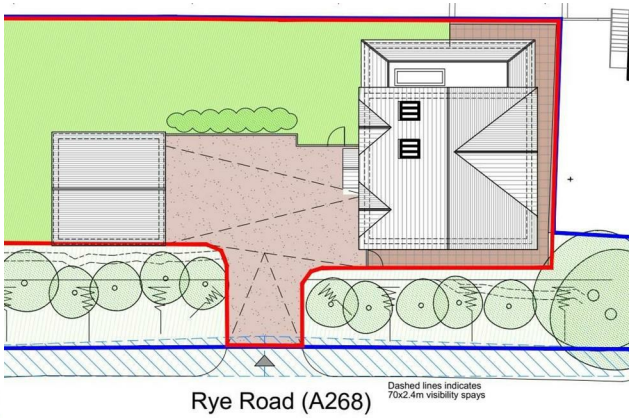
Proposed site plan
Scale 1:200



d loft plan
100

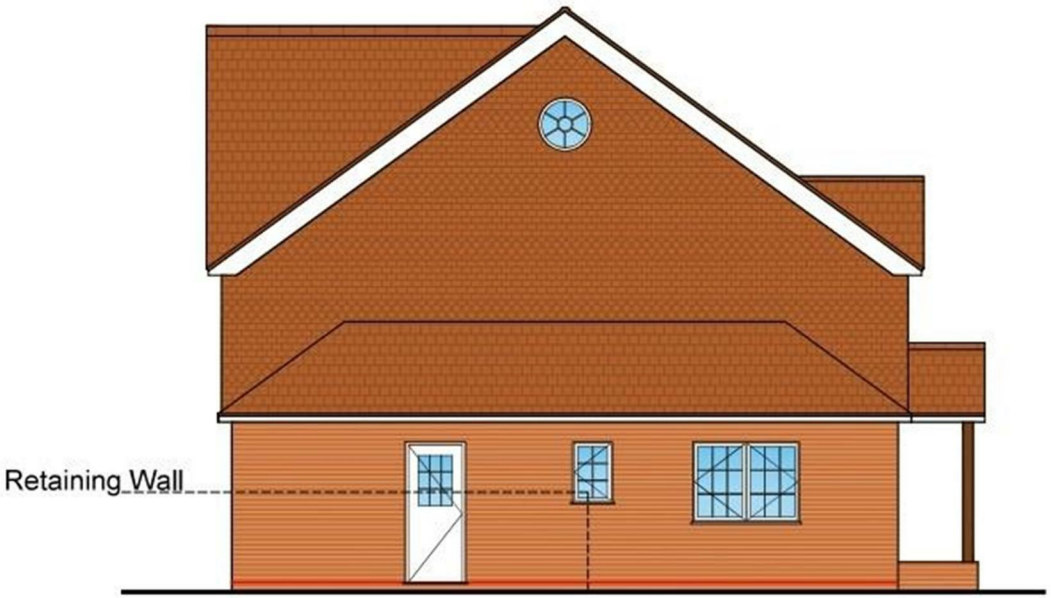


Proposed roof plan
Scale 1:100



The Estate Offices Cinque Ports Street, Rye, East Sussex, TN31 7AD
Tel: 01797 224000 | rye@rushwittwilson.co.uk | www.rushwittwilson.co.uk

The Property Ombudsman
Relocation agent network

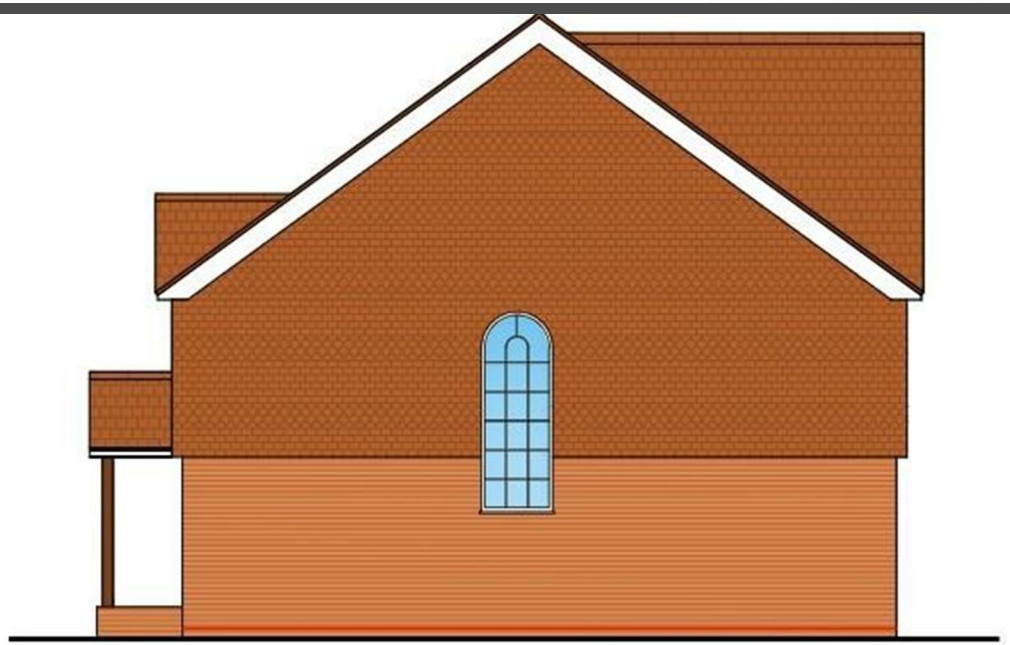


Proposed side (West) elevation
Scale 1:100

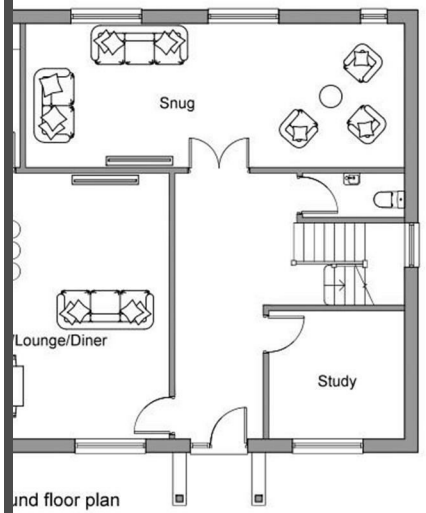
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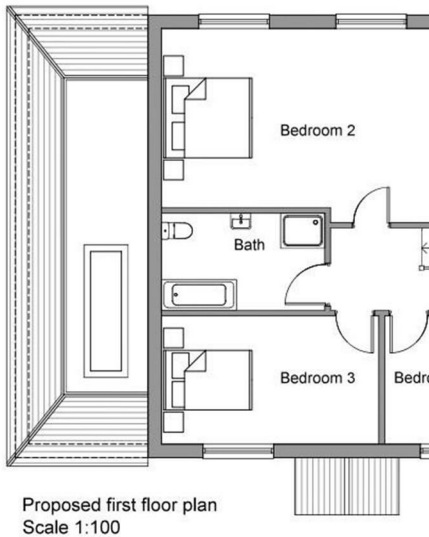
Proposed rear (North) elevation
Scale 1:100



Proposed side (East) elevation
Scale 1:100



und floor plan



Proposed first floor plan
Scale 1:100