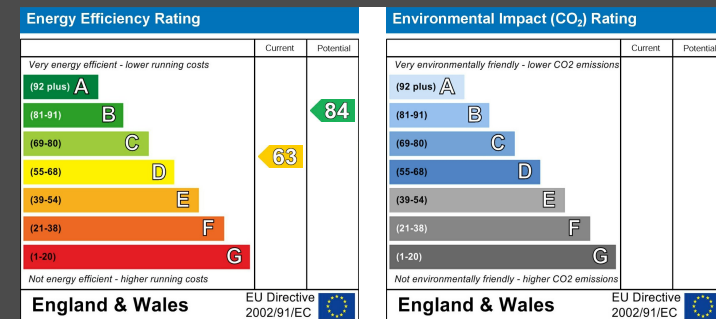


RUSH WITT & WILSON



**Plot at Three Candles, Station Road, Northiam, East Sussex, TN31 6QL
£550,000 Offers in excess.**

A unique opportunity has arisen to acquire a parcel of land located in the popular Village of Northiam complete with approved planning consents for the demolition of the existing dwelling on site to be replaced with two three bedroom detached bungalows with integral garaging ref RR/2022/350/P. The proposed new dwellings are designed offer and stylish and open plan living accommodation comprising three double bedrooms with en-suite facilities to the master bedroom, main bathroom suite and and open plan kitchen / dining / living area to the rear. Both dwellings offer private rear gardens with off road parking spaces and integral garaging to the front. A further undecided planning application ref RR/2022/1663/P has been currently been submitted for a further single storey rear extension but is considered to be viable under permitted development rights. Additionally the site is considered to offer potential for an amended design subject to approval from the local authority. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.



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