

FRONT ELEVATION - 1 : 1 0 0

SIDE ELEVATION - 1 : 1 0 0



REAR ELEVATION - 1 : 1 0 0

SIDE ELEVATION - 1 : 1 0 0

**Land Adj, Cross Inn Cripps Corner Road,
Staplecross, East Sussex, TN32 5QA.
By Auction £165,000 Freehold**

A unique opportunity has arisen to acquire a parcel of land located within the highly desirable village of Staplecross complete with full permissions to erect 3 x three bedroom attached houses complete with off road parking ref RR/2025/645/P. The planning allows for a new private driveway with allocation of two parking spaces for each dwelling, visitor parking bay and the relocation of existing parking to the adjacent cottages. Proposed internal accommodation for each unit will comprise a spacious hallway with ground floor WC, open plan kitchen / dining area to the front and generous living room to the rear with French doors to gardens. To the first floor are three bedrooms with en-suite facilities to the master bedroom and main family bathroom. Each of the properties will enjoy gardens to the rear with an attractive semi-rural outlook. Staplecross Village enjoys a newly managed and family friendly pub serving food, Village store with post office, well regarded local Primary school and also provides easy access to both the A21 and only 5.5 miles from Robertsbridge mainline station with regular services to London Charing Cross.

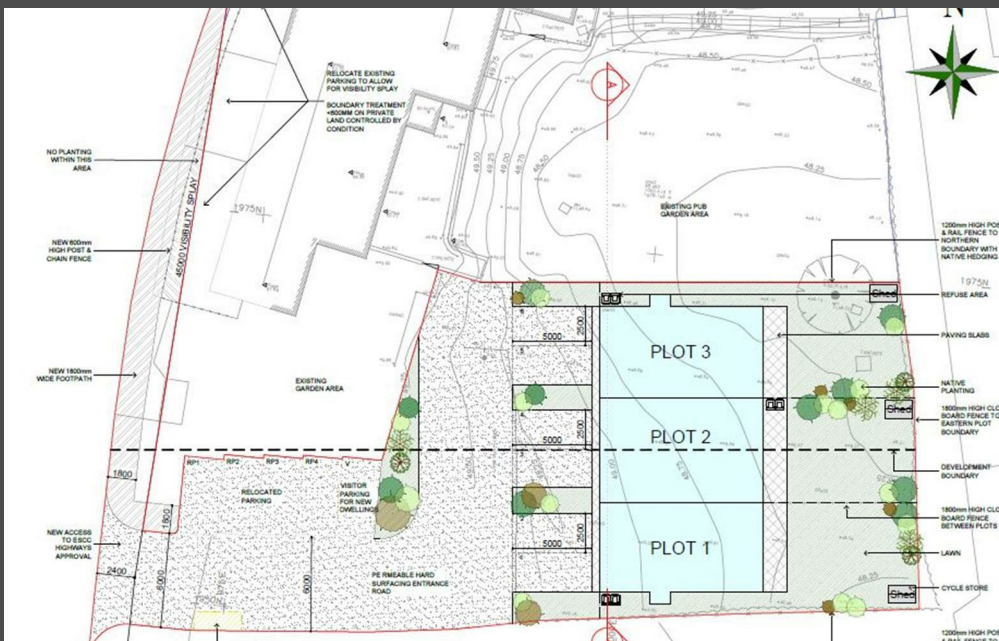
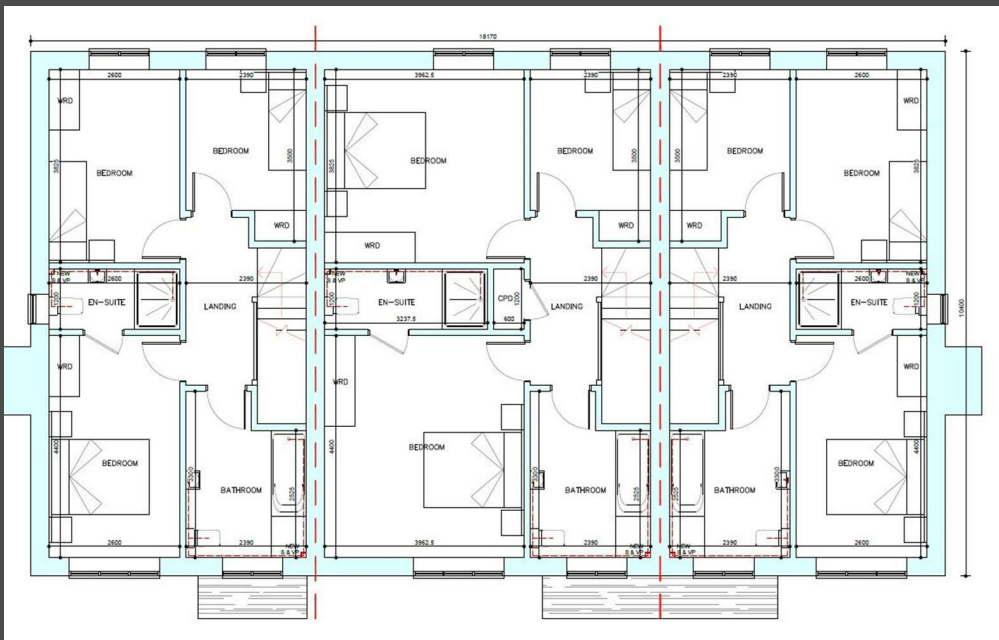
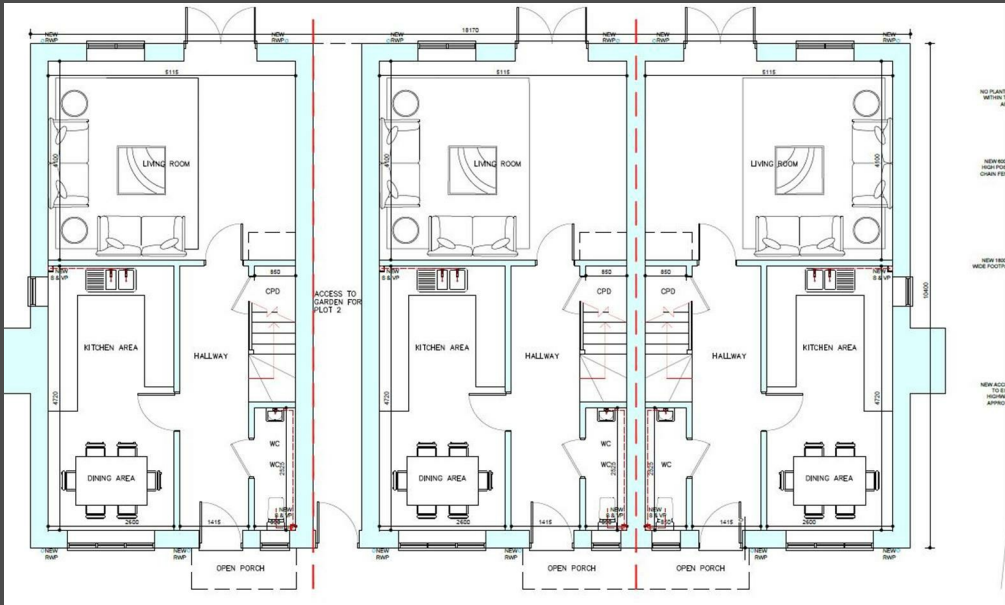
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



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