

Development Plot at 14-16, Harley Way, St. Leonards-On-Sea, TN38 8BT

*** GUIDE PRICE £90,000 TO £100,000 - INVESTMENT OPPORTUNITY ***

PCM Estate Agents present to the market this opportunity to acquire a DEVELOPMENT OPPORTUNITY to construct a DETACHED BUILDING comprising of 3X TWO BEDROOM FLATS. More information can be found under Planning Ref: HS/DS/21/00929.

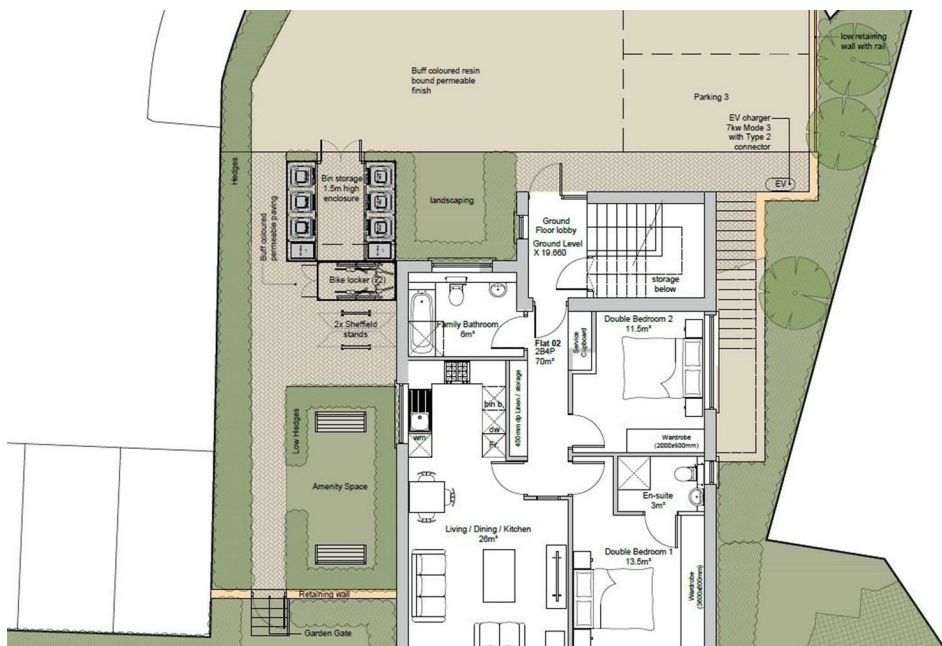
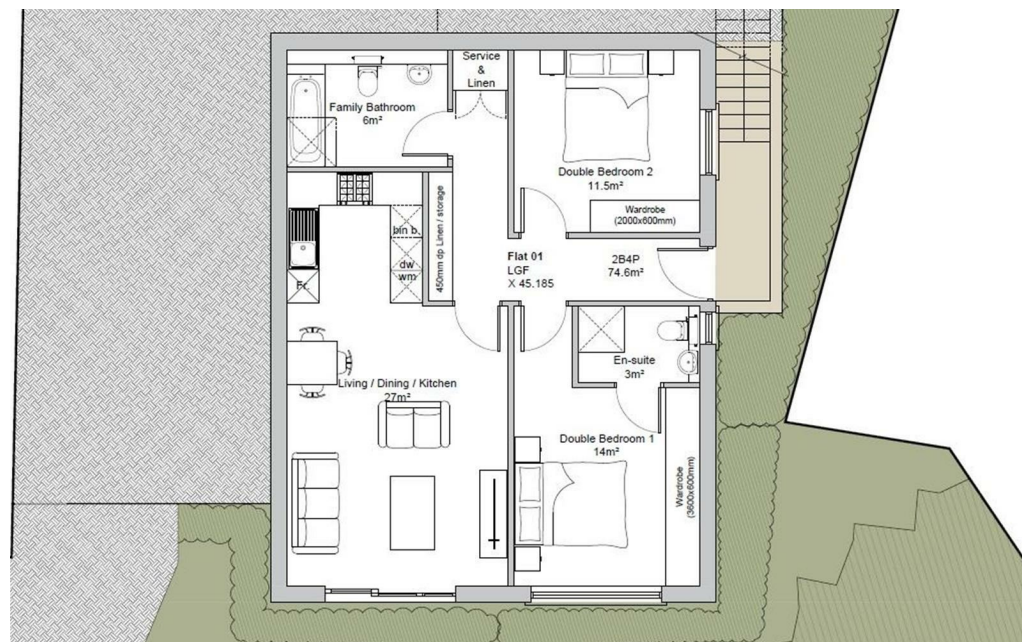
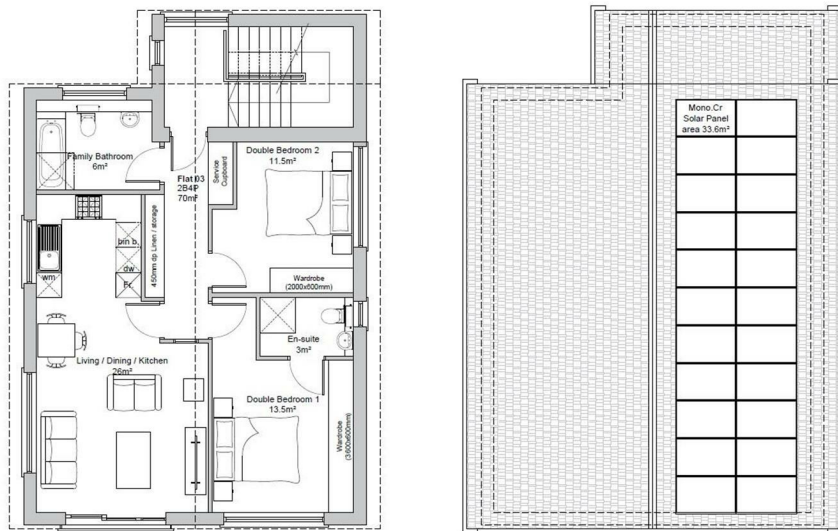
Positioned on this sought-after cul-de-sac in West St Leonards, close to a vast range of amenities, the seafront and promenade.

NOTE:

We have been advised of the following by the vendor:

- Outline Planning permission no. HS/OA/18/00726, obtained on 13/08/2018, permits the erection of four two-bedroom flats.
- Initially, the Reserved Matters application reference no. HS/DS/21/00929, to build three numbers of two-bedroom flats, was refused on 19/01/2023.
- However, the Appeal reference no. APP/B1415/W/23/3326196, which had been registered, was granted on 23/08/2024, allowing the construction of three two-bedroom flats for four persons.
- All relevant pre-build conditions have been discharged under application numbers HS/CD/24/00664 and HS/CD/24/00740 by 11/11/2024.
- From November 2024 according to the above-mentioned references of the appeal, planning permission, and discharged conditions, 14-16 Harley Way is ready to commence construction.

Council Tax Band:



PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

