

LAND AT BALCOMBE ROAD, WORTH, CRAWLEY, RH10 7RR

POA No Price Freehold

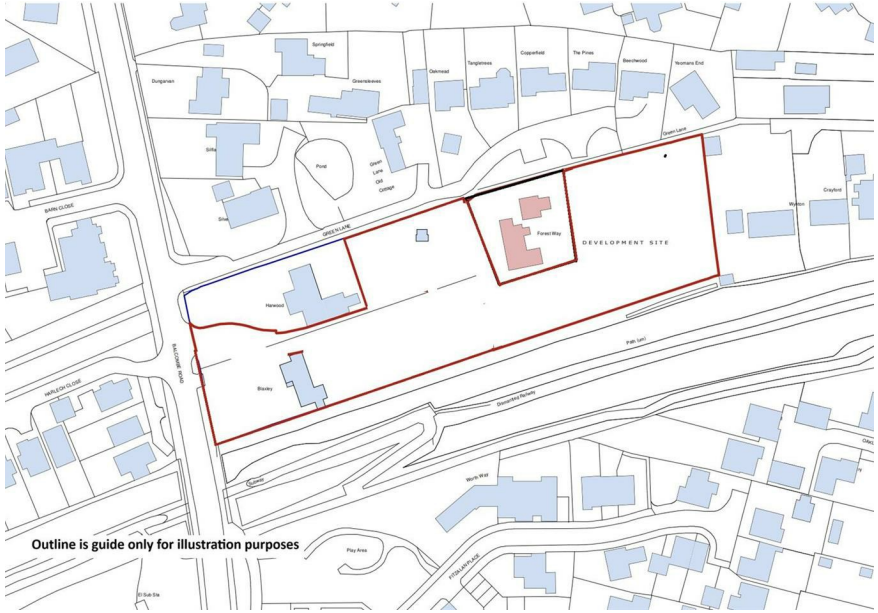
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Consented Development Site for Sale

An opportunity to acquire an existing five-bedroom detached house, known as Blaxley, together with adjoining land benefiting from planning consent for eight new detached family homes.

The existing house extends to approximately 2,251 sq ft (209.1 sq m). Although the interiors are slightly dated, the property is in excellent, habitable condition.

The development land lies to the rear and comprises former garden land assembled from neighbouring properties. Planning consent has been granted for eight detached five-bedroom houses, each with a garage and off-street parking.

The proposed homes range from approximately 2,059 sq ft (191.3 sq m) to 2,212 sq ft (205.5 sq m), with estimated resale values of £925,000–£975,000 per property.

Location

The sites location offers a strong proposition for new family homes, combining access to schools, green surroundings and commuter links. Nearby schooling includes Maidenbower Infant and Junior Schools, Oriel High School and independent Worth School.

Three Bridges station provides connections to London, Brighton and Gatwick Airport, appealing to commuting parents, while the nearby Worth Conservation Area, footpaths and bridleways enhance the family lifestyle offering.

Financial contributions & other

Trees replacement: £64,100
CIL: £223,126.53
Affordable housing: NIL

Please note that all planning approvals in Crawley Borough Council are subject to an affordable housing late state review. More details on request.

BNG is to be satisfied by the buyer as per the planning documents on an external site owned by the vendor in the same ‘weald type’ in Mid Sussex. More details on request.

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Dataroom
Further information found in our data room
Access code: worth1

Terms
We are instructed to seek offers for the opportunity both with and without the existing house (Blaxley) included

THE SMALL PRINT

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