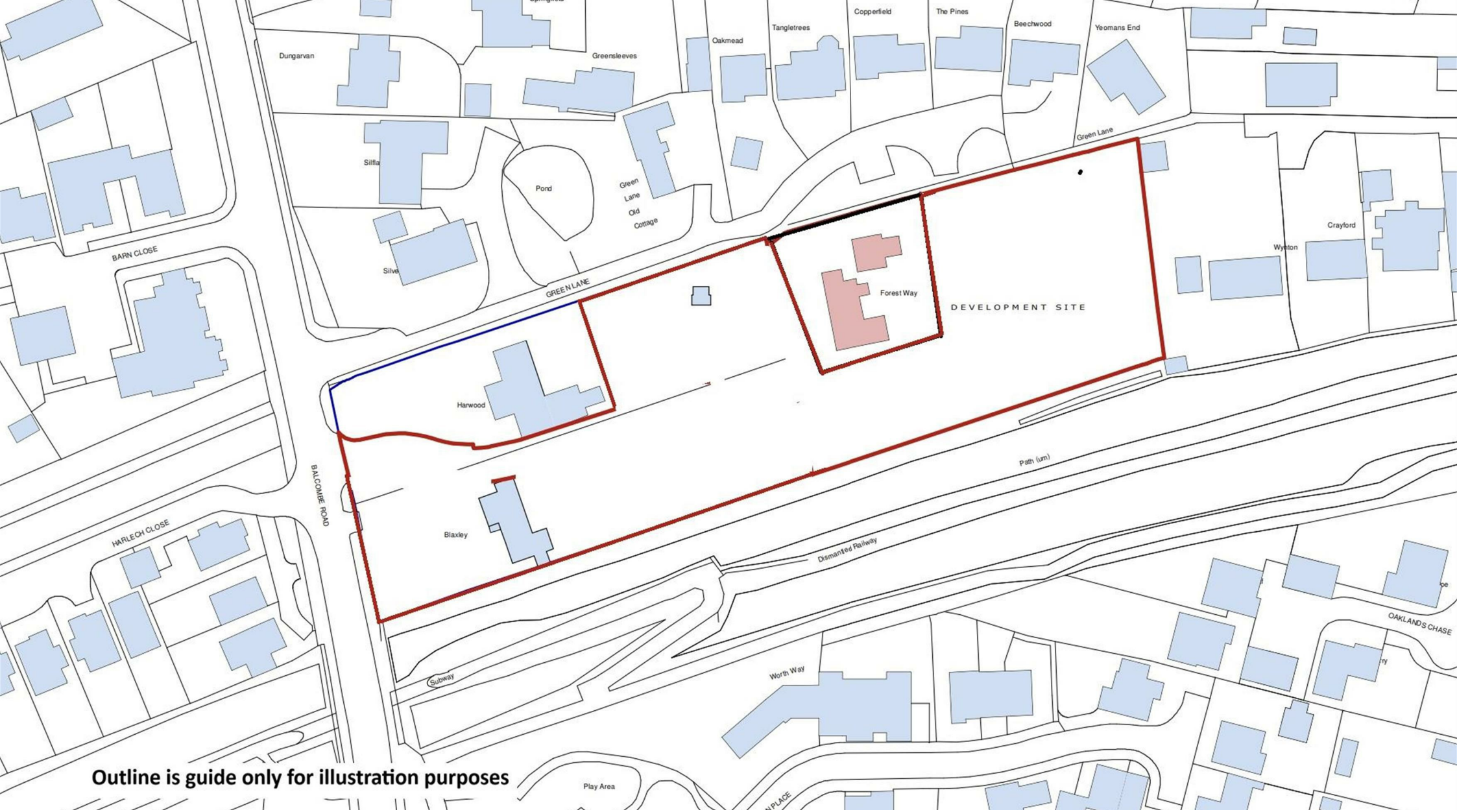




**LAND AT BALCOMBE ROAD, WORTH,
CRAWLEY, RH10 7RR**

Guide Price £2,250,000 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.

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

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THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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