



Self-Build/Custom-Build Plots for Sale

Swingate Park, Cheviot Street, Hellingly, East Sussex, BN27 1LE

Batcheller
Monkhouse

Our Corner of England

SELF-BUILD/CUSTOM-BUILD PLOTS

An opportunity to purchase one of 19 individual plots for high quality self/custom-build residential 2/3/4 bedroom properties under outline planning reference WD/2019/2542/MAO on land to the west of the popular rural village of Hellingly.



DESCRIPTION

The site is located on the western edge of the popular rural village of Hellingly and lies approximately 1.5km to the north of the centre of the larger town of Hailsham. The site is extremely well connected and benefits from excellent transport links both locally and across the wider southeast. Gatwick Airport is less than 1 hour by car, the Channel Tunnel is circa 1 hour 30 minutes.

The larger coastal town of Eastbourne is a 20-minute drive (approximately 16km to the south) with the nearest train station of Polegate only a 10-minute drive. The City of Brighton is a 40-minute drive west and London is under 2 hours north.

Hailsham Primary Academy and Pre-School is located a 15-minute walk away with Hailsham Community College Academy 2.3km away. Quintin Medical Centre is just under 1km from the site.

SITUATION

Each plot will be fully serviced with utilities such as gas, electricity, water, and sewerage infrastructure. Both foul and surface water drainage will be provided by connection to mains services within the site. The 19 self/custom-build plots are located to the western boundary of the site facing a large swathe of trees outside the site. The primary pedestrian and vehicular accesses are off the main spine road of the Swingate Park development.

The plots will be designed to face onto the shared road and orientated to avoid overlooking and encroachment of the amenity on neighbouring properties. The building line should be set back from the road by 2m to accommodate for a landscaped area at the front of each plot. To prevent the terracing between properties a minimum of 1m will be retained between the dwelling and plot boundary.

Each plot will have two allocated parking spaces to the side of their plot and large gardens to the rear at a minimum of 10.5m deep. The garden area should meet the requirements as prescribed by Wealden District Council. This is 50m² for 2-bedroom dwellings and 100m² for 3/4 bedroom dwellings.

All 19 of the self-build plots will be serviced to the plot boundary and accessed via the highway provided to an adoptable standard.

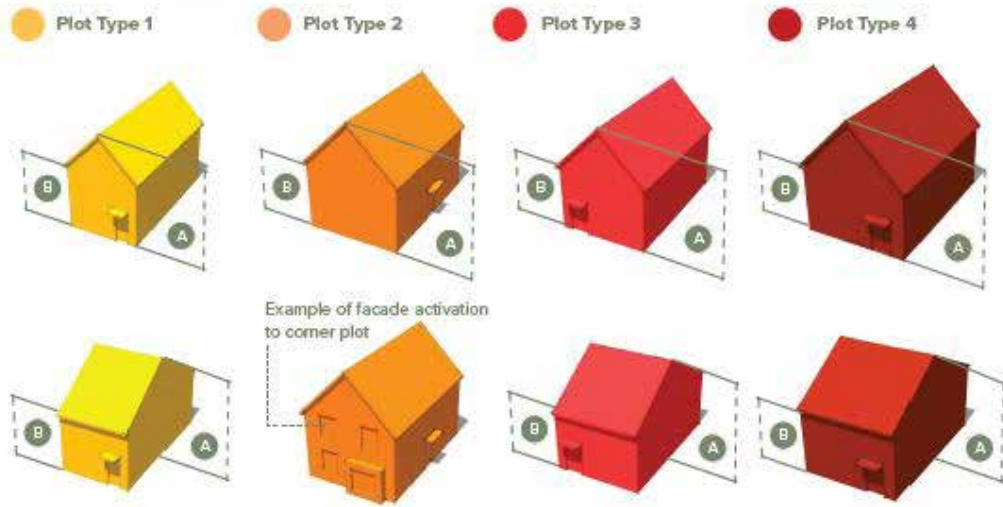
All plots are to be disposed of with full title guarantee, all necessary rights and easements and free from any financial charges.

DIRECTIONS

From the centre of Hellingly take Church Road, passing the primary school on the right proceed for 1.2 miles, continuing along Station Road. Turn left onto Park Road then turn right again onto New Road. Swingate Park will be found shortly on the left hand side.

What3Words: ///extreme.tango.walking

Massing examples (not limited to):



Additional Information

Local Authority: Wealden District Council, Hailsham, telephone: 01323 443322

Services (not checked or tested): All plots will be serviced to the plot boundary with mains gas, electricity, water and drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number TBA

Swingate Park



GUIDE PRICES:

2-BEDROOM - £150,000

3-BEDROOM - FROM £170,000

4-BEDROOM - £200,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

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01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
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01892 512020
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NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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Car Parking Zone

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractor's responsibility to ensure compliance with Building Regulations.

CDM 2015 Health & Safety Information:
This information relates only to 'Significant Hazards' identified on the drawing and is to be read in conjunction with the Designer's Hazard Register.



Client's Name
Taylor Wimpey South Thames

Drawing Title
Custom Build Plan 2

Drawn
KE
Checked
JT
Date
24.11.23

Rev. Date Revision Details
A_ 06.12.23 Amendments to site plan
Dr. Ch

Job No
6978

Drawing No
SK51

Rev. B

Job Title
Park Farm West, Hellingly

Scale
1:500 @ A3

Status
INFORMATION



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CDM 2015 Health & Safety Information: 16/10/2021 13:38:41

