



LAND AT 31 FERN ROAD, ST LEONARDS-ON-SEA TN38 0UJ

SUMMARY

- Vacant land extending to approximately 0.88 acres
- Planning permission for the construction of 10 x 4 bedroom houses extending to approximately 16,250ft² with the scheme part-implemented
- Close proximity to West St Leonards train station, the town centre and the sea front
- Offers are invited in the region of £875,000

DESCRIPTION

The existing property comprises a vacant plot of land which extends to approximately 0.88 acres.

We are advised that the site has been piled in readiness for development and test certificates are available upon request.



LOCATION

The site occupies a prominent position on Fern Road, a residential road in Saint Leonards-On-Sea, a popular seaside town in East Sussex.

The site is located opposite 14 Fern Road, a development of 14 new build houses which is currently being constructed.

West St Leonards train station is located less than a mile from the property providing frequent services into Hastings (circa 11 minutes) and Tunbridge Wells (circa 52 minutes).





ACCOMMODATION SCHEDULE

Unit	Floor	Description	NIA ft ²	NIA m ²
1	Lower Ground – 2 nd Floor	4 Bedroom 8 Person House	1,625	151
2	Lower Ground – 2 nd Floor	4 Bedroom 8 Person House	1,625	151
3	Lower Ground – 2 nd Floor	4 Bedroom 8 Person House	1,625	151
4	Lower Ground – 2 nd Floor	4 Bedroom 8 Person House	1,625	151
5	Lower Ground – 2 nd Floor	4 Bedroom 8 Person House	1,625	151
6	Lower Ground – 2 nd Floor	4 Bedroom 8 Person House	1,625	151
7	Lower Ground – 2 nd Floor	4 Bedroom 8 Person House	1,625	151
8	Lower Ground – 2 nd Floor	4 Bedroom 8 Person House	1,625	151
9	Lower Ground – 2 nd Floor	4 Bedroom 8 Person House	1,625	151
10	Lower Ground – 2 nd Floor	4 Bedroom 8 Person House	1,625	151
Total			16,250	1,510

DEVELOPMENT POTENTIAL

Planning permission has been granted (reference: HS/FA/17/00449) for the erection of 10 x 4 bedroom semi-detached houses.

The proposed scheme will create 16,250ft² of residential floorspace and all units will be for private sale. 8 of the 10 houses will benefit from their own adjoining garage.

We understand that the following conditions have been partially discharged in readiness for development to continue: 2 (external surface materials), 3 (details of drainage, foul sewerage and surface water disposal), 5 (hard landscaping), 14 (construction management plan), 15 (details of climate change) and 16 (construction environmental management plan).

TENURE

The property will be sold freehold with vacant possession upon completion.

TERMS

Offers are invited in the region of £875,000.

VAT

We understand that the property is not elected for VAT.

ADDITIONAL INFORMATION

Further information including approved planning documents can be found in our [dataroom](#) using the password 'Fern'.

CONTACT

To discuss any aspect of this property or the disposal process, please contact the Seller's sole agents:

Jordan Oldfield – 020 7183 2529
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