



Lambert & Foster



BUILDING PLOT 1 DONSMEAD DRIVE

NORTHAM | EAST SUSSEX | TN31 6EQ

A single building plot with detailed planning consent granted for the construction of a detached, circa 1600 ft²/148.64 sqm chalet style, four-bedroom house, with a detached double garage already constructed, the total plot size extending to approximately 0.25 of an acre, situated on the edge of a residential development, centrally located within this favoured village, a level walk of the amenities.

Guide Price £345,000

FREEHOLD





BUILDING PLOT 1 DONSMEAD

NORTHIAM, EAST SUSSEX, TN31 6EQ

A single building plot occupying a central village location on the edge of a residential cul de sac, a level walk of the everyday amenities including shops, school and pub, within this popular East Sussex village. Set within a total plot size of approximately 0.25 of an acre, detailed planning consent was granted by Rother District Council reference RR/2015/545/P on 7th January 2016 supported by a Lawful Development Certificate (RR/2024/1271/O) issued on the 20th September 2024, for the construction of a detached, four bedroom chalet style house, extending to approximately 1600 ft²/148.64 sqm comprising: entrance hall, cloakroom, sitting room, kitchen/dining room, study, first floor landing, four bedrooms including a main bedroom with an en suite shower room and a separate family bathroom. The current owner submitted and acquired consent for a slight amendment to the planning consent to reflect elevations changes as a result of updated Building Regulations, a change in internal layout and the addition of an oak front porch canopy to the front elevation.

The building plot benefits from technical building regulation drawings that have been completed for the superstructure. Sub and super structure calculations with supported drawings have been submitted to Building control and all RC concrete piles have been installed. Please note, there are no BNG requirements, no outstanding planning obligations/S106 obligations or Management Company Charges.

Services: Service capacity for all utilities is confirmed with points of connection within the footway adjacent to the plot. A Multi-Utility Services Contract has been entered into with GTC for the supply of gas and electric. This will be novated to the new purchaser at zero cost and includes the provision of all works associated to the supply of gas and electricity with the exception of excavations and backfilling. GTC confirm capacity exists for either heating supplied by ASHP or gas. Potable Water is located within the footway adjacent to the plot. A quote for South East Water to make the connection and provide a meter is available. Capacity exists for both foul and surface water drainage with connections expected to be within the plot boundary. An Openreach ducted fibre network is located within the footway adjacent to the plot. The village of Northiam has recently had a full fibre network installed and locally, Gigaclear are offering services with speeds of up to 900mbs.



- Entrance Hall
- Sitting room
- Kitchen/dining room
- Study
- First floor landing

- Four bedrooms including main bedroom with en suite shower room
- Family Bathroom
- Detached double garage
- Total plot size approximately 0.25 of an acre
- Central village location

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: pupils.synthetic.scatter

TENURE: Freehold

SERVICES & UTILITIES:

Rights granted for the use, discharge conveyance and connection of site wide services within Donsmead, see description earlier in sale particulars.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: N/A **EPC:** N/A

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

