

CD Clifford Dann

ON THE INSTRUCTIONS OF NEWICK PARISH COUNCIL



**DEVELOPMENT OPPORTUNITY FOR SALE
LAND ADJACENT TO THE ROUGH & VERNONS ROAD
NEWICK, EAST SUSSEX, BN8 4NS**

LOCATION

Newick is a village in the Lewes District of East Sussex located on the A272 mid-way between Haywards Heath and Uckfield.

The village has the benefit of two news and general stores, a pharmacy, health centre, primary school, baker, butcher and village hall. As well as these facilities there are three public houses, The Crown Inn, The Royal Oak and The Bull Inn, The Pantry coffee shop and The Newick Tandoori Restaurant.

Haywards Heath (approximately 7 miles) provides a wider range of shopping together with a mainline train station with a fast and frequent service to London (Victoria/London Bridge in approximately 45 minutes).

Newick has a very popular primary school and there is secondary education in both Chailey and Uckfield together with many private schools including Great Walstead, Cumnor House, Lewes Old Grammar School, Ardingly, Hurst College and Burgess Hill School for Girls.

The local area offers stunning countryside including the Ashdown Forest, Chailey Common Nature Reserve and the South Downs National Park.



DESCRIPTION

The application site is 0.05 hectares/0.12 acres in area and is broadly rectangular, located between The Rough and Vernons Road/Paynters Way in Newick. The site is bound to the West by No.6 Vernons Road, to the North by Nos. 53 & 55 Oldaker Road, to the East by Nos.36-40 The Rough and to the South by No.34 The Rough & No.9 Vernons Road. There is a footpath linking Vernons Road with The Rough which is aligned along the Southern area of the site.

The site is laid to grass with some hedging in place, a tree located at the entrance flanking No.36 The Rough. Another tree is located to the rear of No.38 & 40.

The application site is within the planning boundary of Newick and situated in a residential area developed in the late 1960s and early 1970s. The land is not within an area of established character or a conservation area and there are no listed buildings within or adjoining the site.

PLANNING CONTEXT

The site has been granted outline planning permission for the erection of one pair of semi-detached 3-bedroom houses with integral garages.

At this stage the principle of development has been established along with the means of access and parking provision. All other matters are reserved for future consideration.

The plans submitted show a footprint of 2 no. semi-detached dwellings set approximately 25 metres away from the properties to the north of the site and over 16 metres from those to the east. Number 6 Vernons Road would be set just 1.6 metres away from the proposed dwellings to the west.

Rear gardens proposed would be approximately 10 metres deep. The proposed dwellings would be built within the site, with the public footpath forming part of the access road or being moved a few metres to run alongside it. Five parking spaces would be set adjacent to the existing footpath. This footpath is adopted highway.

There will be a requirement to pay a SAMM contribution (Strategic Access Management & Monitoring), payable prior to commencement of the development, of £1,170 per dwelling and a SANG contribution (Suitable Alternative Natural Greenspace), payable prior to occupation of £5,000 per dwelling.

Full details of the planning application consent can be found on the Lewes District Council website or at their offices using the reference number LW/18/0048.



Project	
LAND ADJACENT TO THE BROUGH AND VERNONS ROADS, NEWICK	
Client	
NEWICK PARISH COUNCIL	
Title	
LAND REGISTRY PLAN	
Date: August 2018	Scale: 1:500 @ A1
Drawn: Liz Tobitt	2D Project No:
Checked: Liz Tobitt	2D Project No:
Approved: Liz Tobitt	2D Project No:
Architectural Services	
M: 01323 722280	
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W: www.liztobitt.co.uk	
Drawing No.	
RD-NR-LR04	

OFFERS

Offers for the property are sought by way of an informal tender and should be submitted in writing to the vendor's agent. Any offers should include details of the purchaser, name and address of their solicitor. They should also provide financial evidence of their ability to complete the purchase and track record. No offer should be calculable or linked to any other offer or formula. The vendor is not obliged to accept the highest or any offer.

OFFERS ARE SOUGHT BY WAY OF AN INFORMAL TENDER

VAT

We understand the property has not been elected for VAT.

VIEWING

Strictly by appointment only.

For further information or to arrange an inspection please contact sole agents :-

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CD Clifford Dann

Chartered Surveyors and Estate Agents



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