



ARIES

LAND UK

Land Finders

Grassington Farm Warren Lane, North Chailey, Lewes, BN8 4HW

£2,000,000



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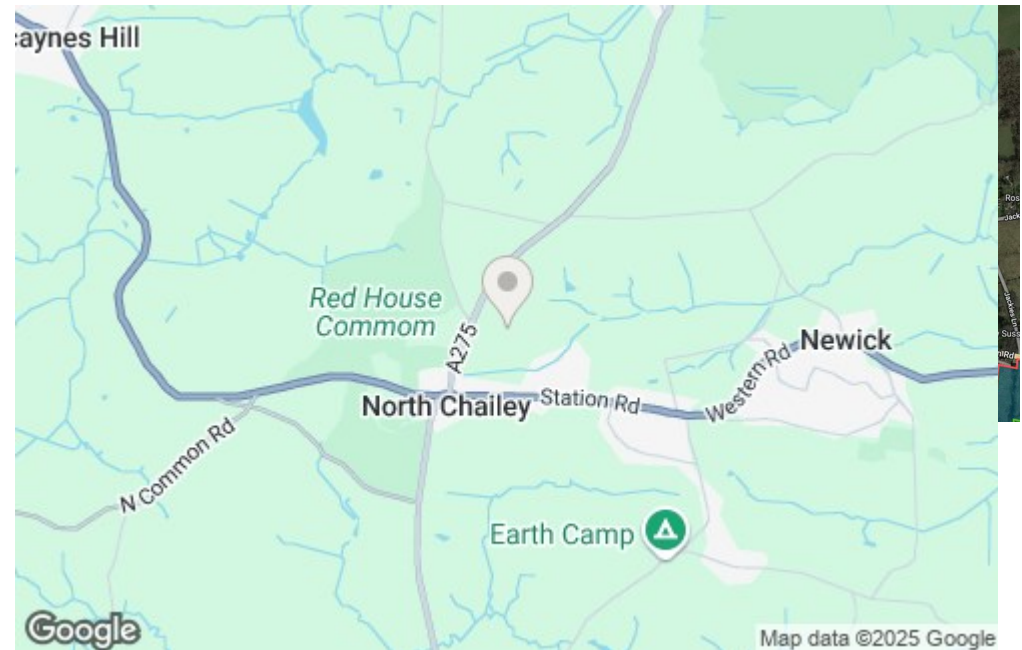
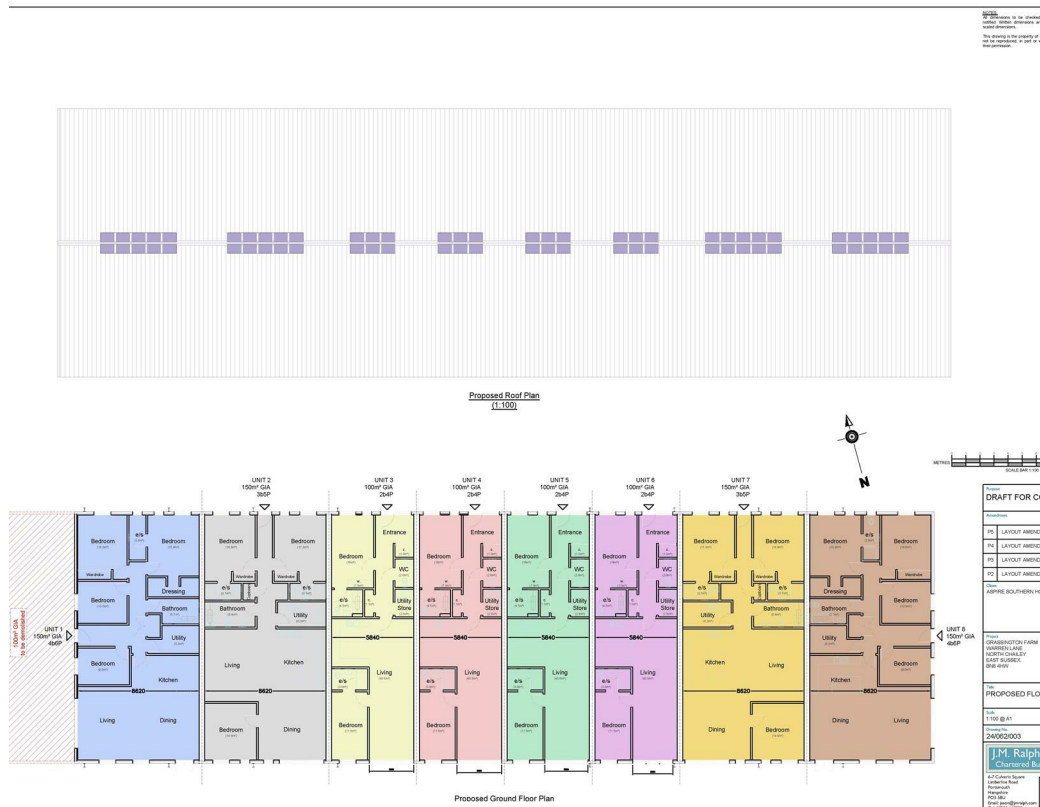
Exceptional New Build Opportunity. Located in the picturesque village of North Chailey, Lewes, this remarkable new build project on Warren Lane offers a unique opportunity for developers. Key features include:

Property Highlights: 1. Contemporary design and construction: Meeting the highest standards of comfort and energy efficiency. 2. Customisation potential: Opportunity to create a development that suits your customers' lifestyle and preferences. 3. Electric Vehicle (EV) points: Supporting sustainable living. 4. Tranquil setting: Surrounded by stunning natural beauty, lush greenery, and scenic views. 5. Prime location: Ideal for investment or building a stylish scheme.

Opportunity Details

1. Option agreement assignment: Opportunity to acquire the property and develop it according to your vision. 2. Development potential: Create modern living spaces that meet the demands of today's buyers.

This property on Warren Lane is a rare find, offering a chance to transform a canvas into beautiful homes. Don't miss this opportunity to make your mark in the property development world!



LOCATION

North Chailey is well-connected, offering easy access to local amenities and transport links, via the A272 making it an ideal location for families and professionals alike. The charm of Lewes, with its historic architecture and vibrant community, is just a short distance away, providing a wealth of shops, restaurants, and cultural attractions and nearby Haywards Heath offers a bustling High Street, Hospital and mainline railway station with connections to London Gatwick and the coast at Brighton.

PLANNING INFORMATION & PROPOSAL

We are offering an Option Agreement Assignment dated the 23rd June 2023 on behalf of the developer.

Planning has been granted for the conversion of an agricultural building to form 8 brand new residential dwellings at Grassington Farm Warren Lane North Chailey East Sussex BN8 4HW

Approved

REF: LW/24/0691 | Date received: 29th Oct 2024

We are advised there is NO CIL or 106 payments

SITE DETAILS

Proposed change of use from an agricultural building to dwelling(s) (C3 Use class); revised application further to LW/23/0499. The agricultural barn, lies at the eastern end of Warren Lane and to the north of Hazeldene Lane. Site is located within countryside but no other statutory designations. The site is within a rural area characterised by farms and individually designed dwellings.

The barn in question is not readily visible from public vantage points being screened by the adjoining mature boundary trees and hedging. The barn is acknowledged to have been used for agricultural purposes. The barn is not Listed nor within a Conservation Area. The barn was solely in agricultural purposes as part of the wider farm holding on 20th March 2013. There have been no subsequent changes of use or non-agricultural uses of the barn

Expected GDV= £5,400,000 with Build Costs estimated at £1.7m to £1.8m (Circa £1,700 per sq M)

Sizes per unit ar 4 x 100Sqm and 4 x 150 Sqm See plans for more details.

PRICE TRENDS

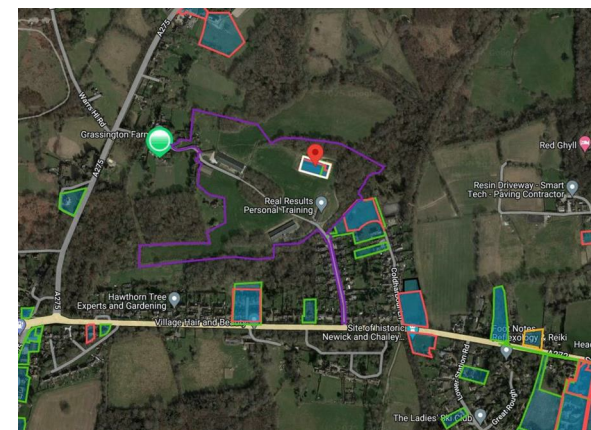
The property market in North Chailey, Haywards Heath, has seen some interesting trends recently. Over the past year, the average house price in this area has been around £746,667.1. Here's a breakdown of the average prices for different types of properties: Detached properties: £1,500,000 Terraced properties: £445,000 Flats: £295,000 Overall, house prices in this area have increased by 6% compared to the previous year, although they are still 14% down from the peak in 2021. Are you considering buying or selling a property in this area?

AGENTS NOTE: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Information: Aries Land UK do not have any authority to give any representations or warranties whatsoever in relation to this property including but not limited to planning / building regulations nor can it enter into any contract on behalf of the vendor. Aries Land UK does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold or withdrawn. If there is anything of particular importance to you, please contact Aries Land UK and we will try and have the information checked for you.

VIEWINGS: To view this property, please call Patrick Stappleton on 07974 380070 or email him on patrick@ariesland.net. Viewing is by appointment only through the agent.

MONEY LAUNDERING: In Line with Money Laundering, Terrorist Financing and Transfer of Funds (Information of the payer) regulations 2017 as a regulated profession, we are duty bound to carry out due diligence on all clients to confirm their identity. Proof of funds and the source of those funds that are being used to purchase the property and beneficial ownership of the property will be required. We will request the following information from you so we can proceed with the sale or purchase of the property. Photographic copies of your ID (passports/ driving licence) proof of residency, proof of funds and the source of those funds will be required and these checks will be carried out once instructions are received or an offer has been received. We will use online verification services (Landmark) to assist us in obtaining this information and a record of the search will be retained by us. This is not a credit check and will not affect your credit history. We may make a small charge to cover our costs.



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Traders Name: ARIES LAND UK. Registered Office address, McPhersons CFG Limited, 23 St Leonards Road, Bexhill, East Sussex, TN40 1HH. Address of documents to be served and place which records can be seen: McPhersons CFG Limited. Your privacy matters to us. We are fully committed to protecting your personal data in accordance with the General Data Protection Regulation (GDPR) while helping you find the perfect land for your development projects.