

ARIES LAND UK

Land Finders



2 Filsham Road, St. Leonards-On-Sea, TN38 0AU

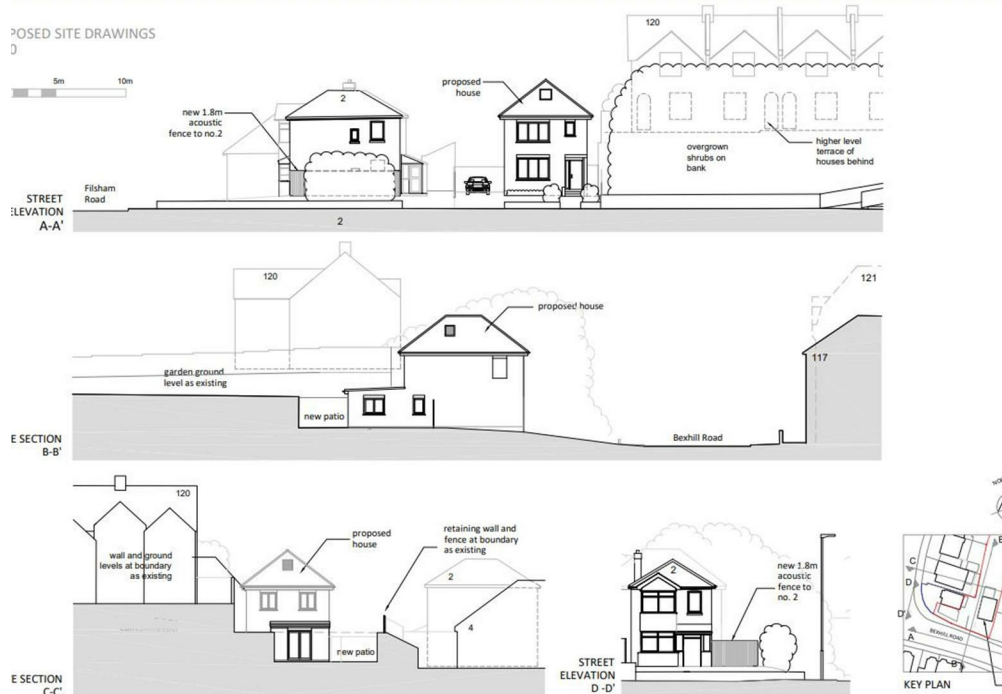
£130,000



2 Filsham Road, St. Leonards-On-Sea, TN38 0AU

BUILDING PLOT IN ST. LEONARDS ON SEA. A wonderful opportunity to secure a single plot with planning consent to build a single detached dwelling with off road parking and garden. Hastings Borough Council have consented to the site and the reference number is HS/ FA/ 21/ 01127. There is an engineers report available for the retaining wall. The site is well placed along Bexhill Road (A259), just past the junction with Filsham Road and has the beach and seafront at West Marina Gardens, Combe Haven Reserve and Country Park and St Leonards Academy and West St Leonards Primary Schools closeby. An excellent Investment opportunity or project for a local developer. For more details, please contact Patrick Stappleton on 07974 380070 or email me at patrick@ariesland.net

PROPOSED SITE DRAWINGS



LAND ADJACENT TO 2 FILSHAM
ST LEONARDS ON SEA

PROPOSED SITE DRAWINGS

Dwg

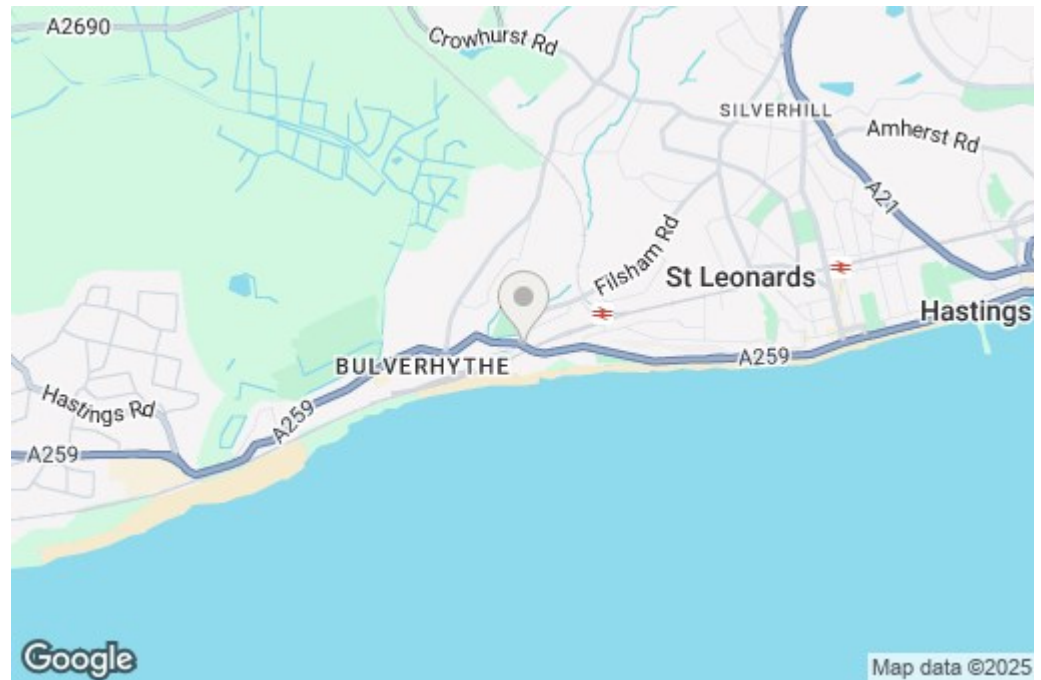
Rev A Nov 2021

Rev B Dec 2021

Rev C Mar 2021

DRINKING WATER

© 2021 ARIES LAND UK. All dimensions to be confirmed on site prior to any work starting. No liability is accepted for any loss or damage caused by the use of the drawings.



Money Laundering Regulations

In line with The 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 our clients to confirm their Identity, Proof of Funds, the Source of those Funds being used to purchase the property and Beneficial Ownership of the property.

We will request the following information from you to be able to proceed with the sale or purchase of the property. Photographic copies of your ID (Passport & Drivers Licence), proof of residence, proof of funds and the source of funds and these checks will be carried out once instructions are received or an offer has been received.

We will use an Online Verification service to assist 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.

INFORMATION

Please Note: All appliances, in these details are only listed as "seen" and have not been tested by any member of staff at Aries Land UK, and no warranty can be given.

Floor Plans are provided as an assistive tool and as a general guide to design and layout of the property. All measurements are approximate. The particulars are offered on the understanding that all matters are dealt with through Aries Land UK.

They do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact.

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.

If you require any further information, please call us on 07974 380070 or email patrick@ariesland.net

VIEWINGS

All viewings are "By Appointment Only" during Office Hours (09:00 hrs to 16:00 hrs) Monday to Friday

Please call or email Aries Land on 07974 380070 or email patrick@ariesland.net, with the time and date you wish to view the property.

We will then make arrangements with the owners for access.

Agent's Note Summary: The agent's note highlights the following:

1. Particulars for guidance only: Believed to be accurate but not guaranteed.
2. No contractual basis: Particulars do not form part of an offer or contract.
3. Buyer's responsibility: Intending purchasers must verify accuracy through inspection or other means.
4. No authority for representations: Agents cannot make or give representations or warranties about the property. This note emphasizes the importance of due diligence and verification by potential buyers.

Terms of Business Summary

Aries Land UK's terms outline the following key points:

Fees

- 2% of the final acquisition price Including VAT (20%)
- Invoiced on exchange of contracts
- Set Payment Terms
- Fees are due on legal completion and paid immediately on completion.

Applicability

- Applies to associated companies, subsidiaries, mergers, or new company formats
- Also applies to contract or option agreements assigned to a third party

Confirmation

- Buyers must confirm in writing/email their agreement to pay fees

Important Notes

- Aries Land UK does not provide representations or warranties about the property - Buyers are responsible for verifying important information

If you have any questions or concerns, contact Aries Land UK at 07974 380070 or patrick@ariesland.net.

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.

Patrick Stappleton



07974 380070



patrick@ariesland.net



www.ariesland.net