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Land Finders

Marshall's Yard Vine Square, Eastbourne, BN22 7QE

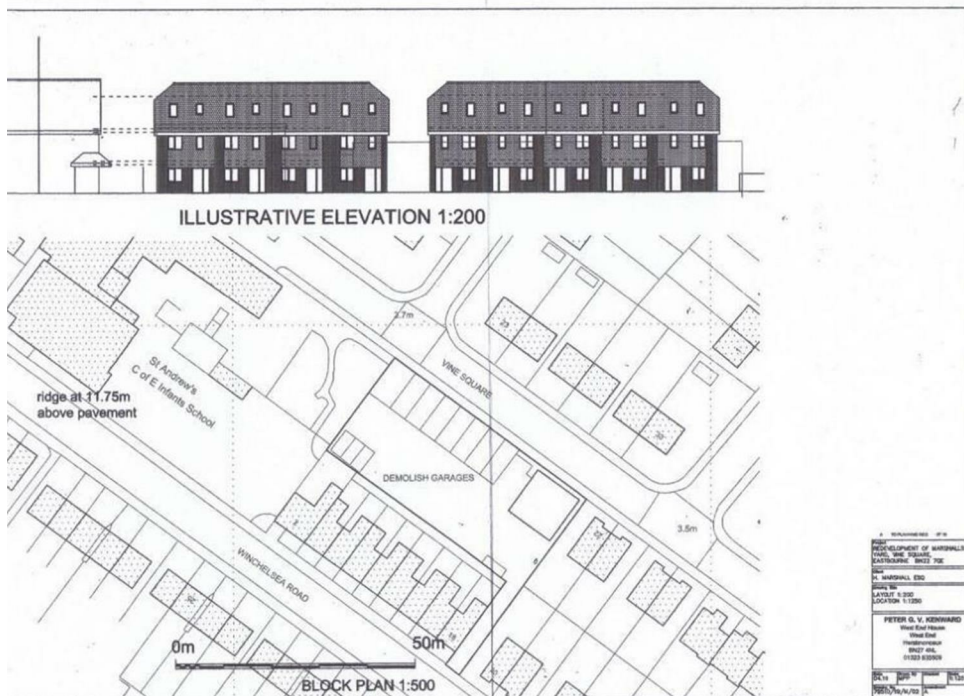
£855,000

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Nestled in the charming Seaside/ Princes Park area of Eastbourne, this exceptional building plot presents a unique opportunity for developers with a vision to be creative. As a new build opportunity, it offers the developer the chance to design a site with 9 x 4 bedroom Town Houses tailored to a modern lifestyle. The location is ideal, providing a perfect blend of community and accessibility. Eastbourne is renowned for its stunning coastline, vibrant town centre, and a variety of local amenities, making it an attractive place to live. The plot is situated in a residential neighbourhood, ensuring that your customers will be part of a welcoming community.

With the freedom to construct bespoke homes, you can take full advantage of modern building techniques and energy-efficient designs. This plot allows for creativity and innovation, enabling you to craft a space that reflects your vision and meets your needs.

Floor/Site plan 1 Floor/Site plan 2 Floor/Site plan 3



LOCATION/ SITE

SEASIDE/ PRINCES PARK LOCATION. This site is ideally located between the wide open spaces of the nearby Princes Park a local beauty spot with its ornate lake, open greens and leisure facilities and Seaside with its light industrial and shopping areas and good access roads for the A22, A259 Coast road. Eastbourne is a strategic seaside town with its seafront and extensive beaches with good transport access to London, Brighton and beyond. Eastbourne as a town is a major town on the South Coast with its extensive harbour to one side and Beachy Head guarding Eastbourne Bay to the other side. For more information please call me on 07974 380070 or email me at ariesland1@outlook.com

PLANNING

Application No: 220172

Location: Marshalls Yard, Winchelsea Road, Eastbourne, East Sussex, BN22 7PP

Proposal: Outline application (all matters reserved) for the demolition of the existing buildings and creation of 9 residential dwellings

Decision Date: 27th July 2022

PRICE TRENDS

Future price predictions for Vine Square, Eastbourne, are generally positive. According to property experts, house prices in the area are expected to grow steadily over the next few years. Here are some key points: 2025: Property values are predicted to grow by around 3%. The Next 5 years: Savills forecasts a 21.6% rise in property prices. By 2029: JLL expects a 20% increase in property values. These predictions are based on assumptions that interest rates will fall, inflation will remain stable, and the housing supply shortage will continue. Are you planning to invest in property in Vine Square, or are you just curious about the market trends?

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Terms Of Business: Our terms of business are as follows. On agreeing to purchase land and /or property the buyer agrees to retain our land departments service at a basic fee of 1.25% plus VAT at the prevailing rate of 20% of the final acquisition price invoiced on exchange of contracts and settled immediately on completion.

This agreement applies to any associated company or business, including subsidiaries, company mergers or new company formats. In addition, the above will apply for any contract or option agreements assigned to a third party. Fees will be invoiced on exchange of contracts and should be settled on legal completion.

Please confirm in writing/ email that you are happy to make provision to pay our fees should you be the successful purchaser through Aries Land UK.

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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