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FOR SALE

DEVELOPMENT OPPORTUNITY FOR 7 PRIVATE HOUSES

Former Saltdean Kennels, Westfield Avenue North, Brighton, BN2 8HP

DESCRIPTION

- Outline Application for 7 private detached houses (Ref - BH2024/00260).
- 3no. four bed, 2no. three bed and 2no. two bed.
- Each house includes pleasant private garden and parking.
- S106 - £223,250 agreed.
- CIL - To be agreed.
- Low density development.
- Approximately 1 acre (0.4 ha).

LOCATION

- Stunning hilltop position with views across SDNP.
- Popular semi-rural residential cul-de-sac.
- 5 miles central Brighton.

ESTIMATED PROPOSED ACCOMMODATION (GIA)

DESCRIPTION	SQ FT	SQ M
4 bedroom house	1,400	130
4 bedroom house	1,400	130
4 bedroom house	1,400	130
3 bedroom house	1,100	102
3 bedroom house	1,100	102
2 bedroom house	800	74
2 bedroom house	800	74
TOTAL	8,000	742

PRICE

Offers in excess of £1,000,000 Freehold, Subject to Obtaining Outline Planning Consent as submitted.

DATA ROOM

To view the data room click [here](#).

VAT

VAT exempt.

COUNCIL TAX

Band D.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The bungalow has an EPC Rating of F.



VIEWINGS – 01293 441300

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@SHWProperty



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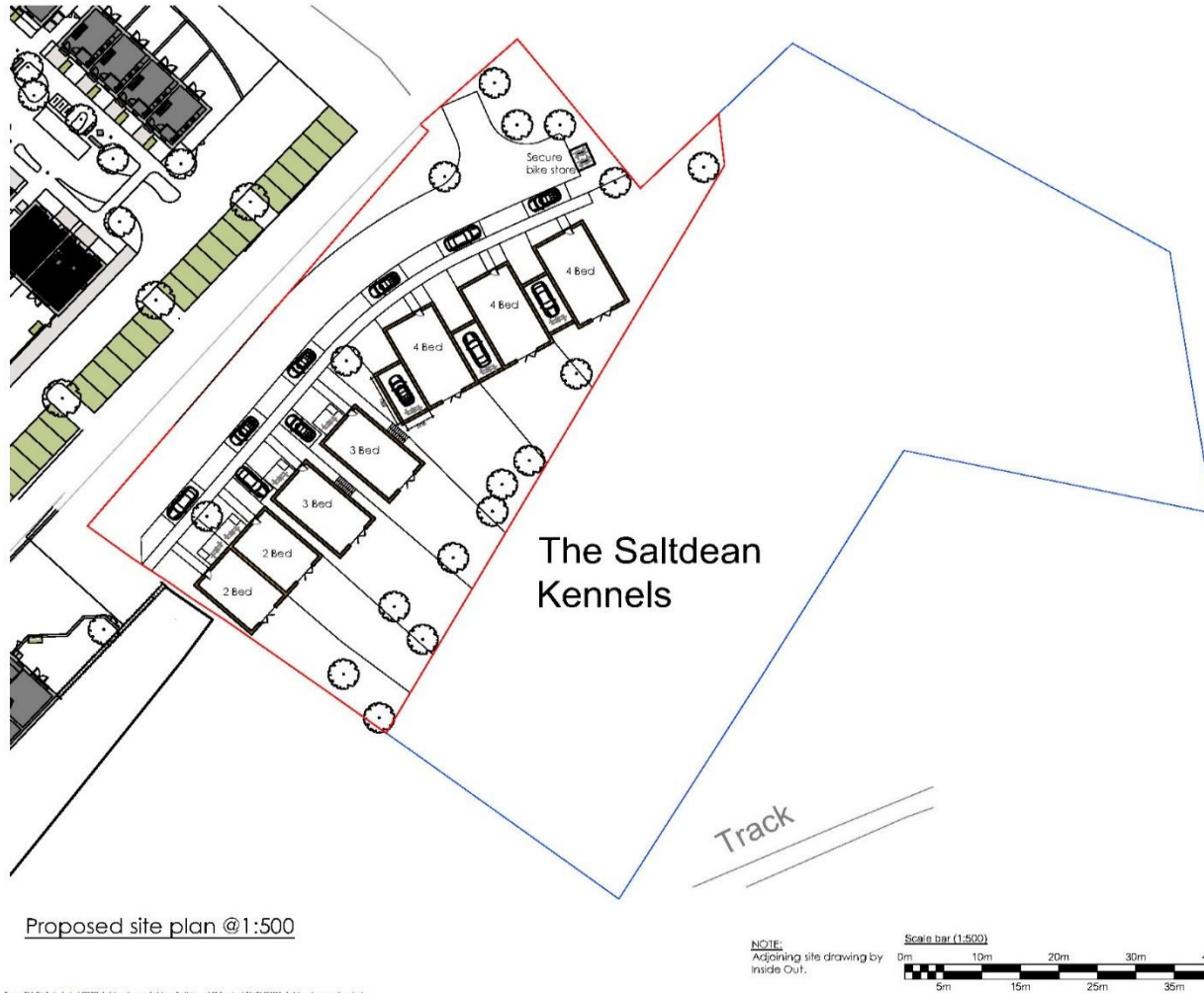


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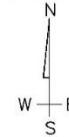
PROPOSED SITE PLAN



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Notes:
 Do not scale off of this drawing, except for planning purposes.
 All dimensions to be confirmed on site.
 This drawing is to be read in conjunction with other drawings in this series and all relevant consultants drawings and documentation where applicable.
 This drawing has been produced for the specific client and project identified below and is not intended for use by any other person or for any other purpose other than indicated on this drawing.
 Please report any discrepancy on this drawing to SHW for clarification.



KEY:
— Development site boundary
— Other land under client ownership

Rev	Date	Description	Drn	Chk

Revision History:

Site Address: Westfield Avenue North
 Saltdean
 East Sussex
 BN2 8HP

Project Name: Saltdean Kennels

Drawing Title: Proposed Site Plan

Client: Estate Of Charlene Harman

Status: Planning (PL) Rev. -

Scale: 1-500 @ A3 Project No. 232131 Dwg No. PL-100

Date: 09.11.23 Drawn By: AS Chk: JS



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