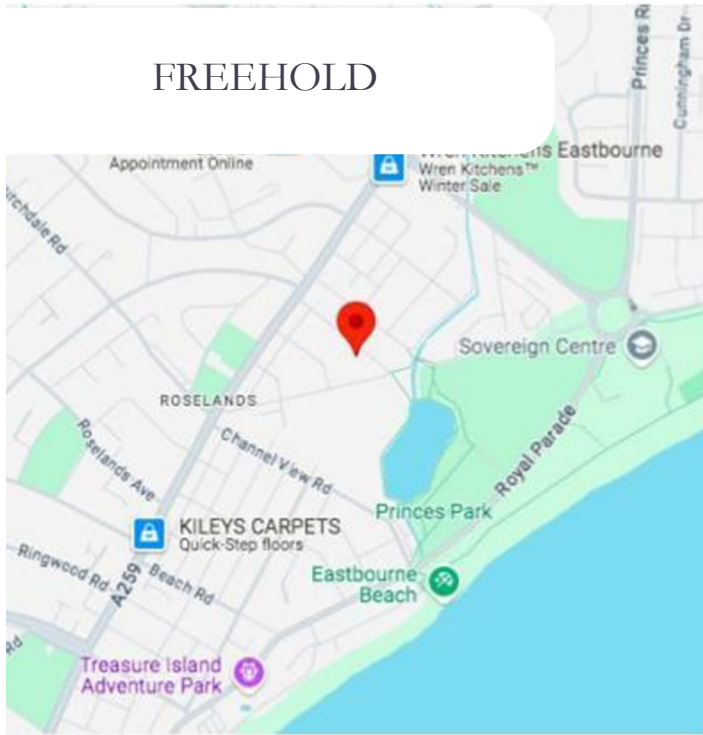


FREEHOLD



Land - Building Plot (EPC Rating:)

MARSHALLS YARD WINCHELSEA ROAD,
EASTBOURNE, EAST SUSSEX, BN22 7PP

Price

£880,000

McLains
— ESTATE AGENCY —



0 Bedroom Land - Building Plot located in Eastbourne

Nestled on Winchelsea Road in the charming town of Eastbourne, this impressive freehold land parcel spans 13,634 square feet, presenting an exciting development opportunity for discerning investors. With outline planning permission already granted, the site is primed for the demolition of existing structures, paving the way for the creation of nine modern residential dwellings, each comprising four bedrooms.

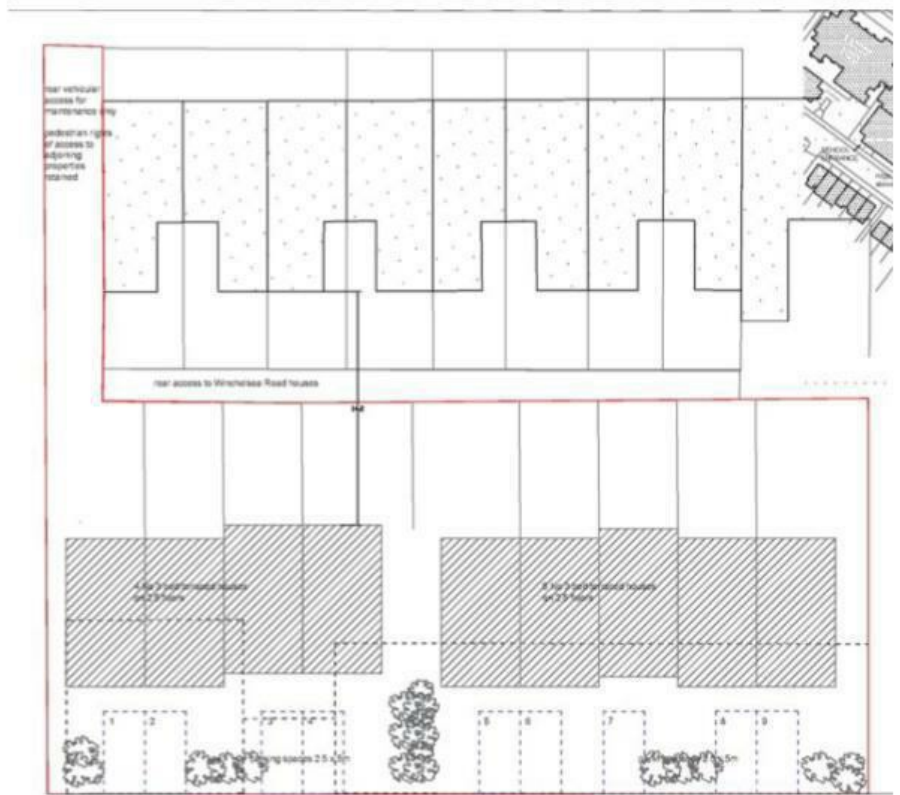
The current site includes a four-bedroom house and several garages, all of which will be transformed into a desirable residential community. The development project promises to yield a minimum gross development value of £2.7 million, equating to approximately £300,000 per unit, making this an attractive proposition for those looking to invest in a growing market.

Situated on a plot of 0.313 acres, this land is sold with vacant possession, allowing for immediate development. The absence of affordable housing units in the planning application (number 220172) provides further flexibility for the developer, ensuring a focus on high-quality residential living.

East Sussex, renowned for its stunning coastal scenery and rich history, offers a vibrant lifestyle that appeals to a diverse range of residents. The area boasts excellent transport links, including direct rail services to London, making it an ideal location for commuters and families alike. With its blend of picturesque landscapes, cultural attractions, and a steady increase in property values, East Sussex stands as a prime location for long-term investment.

This development opportunity on Winchelsea Road is not just a chance to build homes; it is an invitation to be part of a thriving community in one of the South East's most sought-after regions. With a purchase price of £880,000 and a buying fee of 2%, this is a rare chance to secure a valuable asset in a flourishing market.

Proposed Plan



Council Tax Band

B

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.