



Landscape Studios

Royal Oak Lane, Crowhurst, East Sussex, TN33 9BY

SAMUEL & SON
CHARTERED SURVEYORS

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A superb development opportunity where there is planning to replace an existing dwelling which is set in a semi-rural location within the High Weald Area of Outstanding Natural Beauty with lovely southerly views over the countryside and towards the sea between Hastings and Bexhill.

2 bedroom dwelling & outbuildings

Full planning permission for a replacement dwelling with garaging, garden and outbuildings

About an acre of pasture land

IN ALL ABOUT 1.21 ACRES

Guide £400,000

Situation

Set in glorious rolling countryside within 1066 Country and the High Weald Area of Outstanding Natural Beauty. The area boasts a wealth of leisure and visitor attractions including Bodiam Castle, Sissinghurst Castle Garden, Battle Abbey and the Kent and East Sussex Railway which operates from Tenterden to Bodiam.

Local amenities can be found in Crowhurst itself, and in the nearby villages of Catsfield (5 miles) and Ninfield (5.5 miles) with the larger town of Hastings (4.7 miles) providing a large range of shops, supermarkets and services.

There is a good selection of state and independent schools in the area for all ages including Crowhurst Primary School, Robertsbridge Community College, Battle Abbey School in Battle, Vinehall at Robertsbridge, Marlborough House and Saint Ronan's in Hawkhurst and Benenden School.

The property benefits from excellent communication links. Main line stations can be found in Crowhurst and Hastings (6.4 miles) – journey times to London stations of approximately 1 hour and 50 minutes. The nearby A21 gives access to the M25 for Gatwick and Heathrow airports and to the M20 to Dover, Folkestone and Ashford International Station.

Accommodation

The existing dwelling is a converted block-built outbuilding with a pitched slate roof and small lean-to that offers a single storey accommodation comprising entrance hall, living room, kitchen/dining room, two bedrooms and a bathroom, situated in the top south west corner of the site.

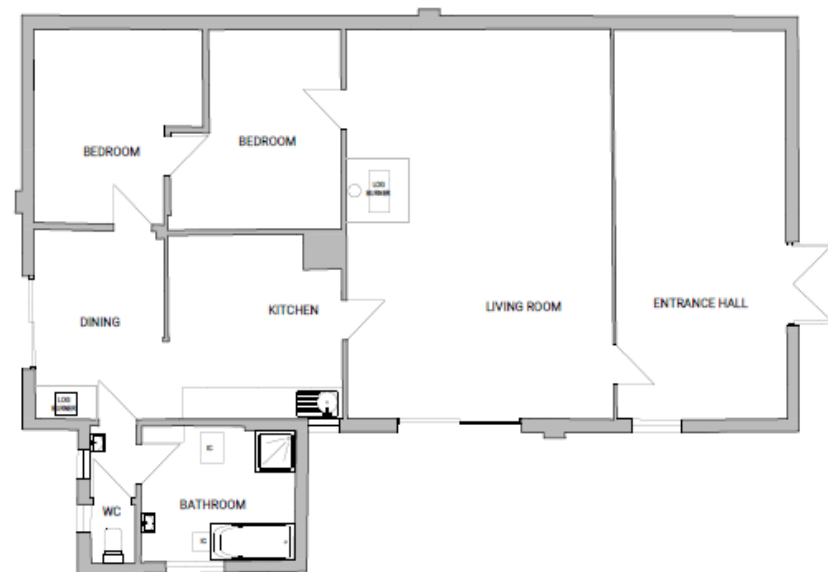
Outside

Landscape Studios is accessed off Royal Oak Lane via a hard surfaced drive that also provides a parking area to the side of the dwelling where there is dilapidated outbuilding of timber construction with tin cladding, previously serving as garaging. There is a good sized area of lawned garden to the south east of the dwelling with decked sitting out areas and a paved terrace.

Land

Beyond the dwelling and immediate garden area is a parcel of pasture land sloping gently down to the south east enclosed largely by a mixture of hedging and trees affording a good level of privacy.





GROUND FLOOR PLAN

Existing floor plan, not to scale. For guidance only.

Planning

The existing dwelling along with an area of garden on site was granted a Certificate of Lawfulness (CLEUD) by Rother District Council on 17th May 2024 reference **RR/2023/1208/O**.

There is full planning consent for a replacement dwelling with garaging and separate outbuilding/store granted by Rother District Council on 27th January 2025 under reference **RR/2024/1479/P**. Full planning documents are available from Samuel & Son upon request and to view on line on Rother District Council website Planning Portal.

The proposed new dwelling will have a traditional and simple building form with a hipped roof. The roof and elevations will be clad with a dark grey cladding, with aluminium windows and doors.

Internally, the property will offer single storey accommodation of 107m² and have an entrance lobby area which leads into a dining, living space with the kitchen to the front of the property. The ground floor will also include 2 bedrooms, as well as utility and bathrooms and access into the integral garage (a further 35m²). The dwelling will be sited on a similar orientation to the existing but set slightly further into the site. An existing outbuilding will be provided to the front of the site in replacement of the earlier garage and will include an improved new driveway, access and parking areas to the front of the property.

GENERAL INFORMATION

Services

The property benefits from a mains water supply, mains electricity, electric hot water and room heaters. Private drainage. Wood burner to the sitting room; double glazed windows.

Local Authority

Rother District Council. www.rother.gov.uk

Outgoings

Council Tax Band 'D'.

Easements, Wayleaves & Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electrical supplies and any other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains and water, gas and other pipes, whether specifically referred to or not.

Access

Access to the property is along a track which is situated where the Crowhurst Road meets Ballards Hill. Drive up the track a short way taking you up onto a former farmyard where the property can be found immediately on the left hand side.

There is a bridleway over the track from the main Crowhurst Road.

What Three Words:

///dark.patrol.overpaid

Method of Sale

The freehold is offered for sale by private treaty with vacant possession on completion.

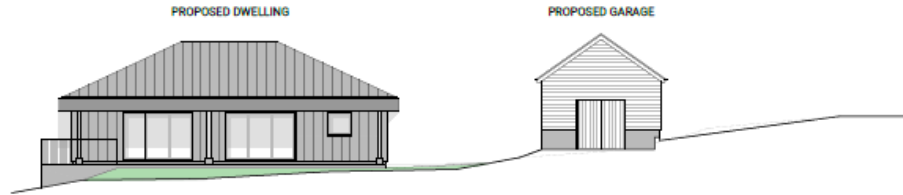
Viewing

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son, Horam.

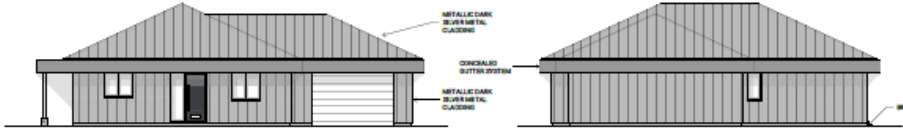


Proposed replacement dwelling and outbuilding reference planning consent RR/2024/1479/P.

Not to scale. For guidance only.



PROPOSED SITE SECTION
(NORTH EAST)

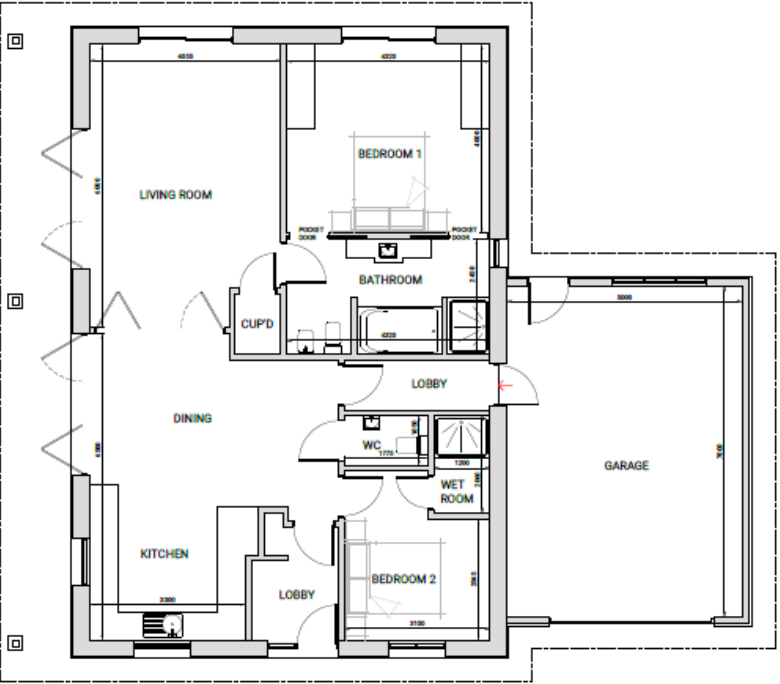
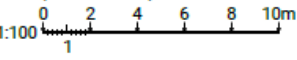


FRONT ELEVATION
(NORTH WEST)

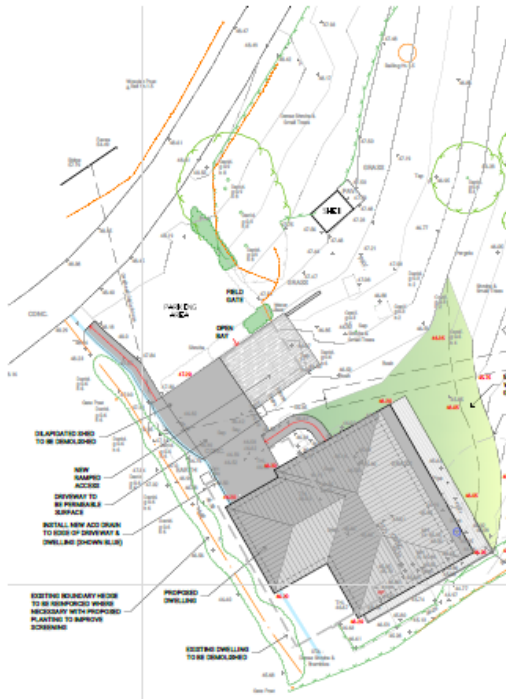
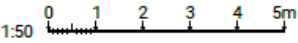
SIDE ELEVATION
(SOUTH WEST)

REAR ELEVATION
(SOUTH EAST)

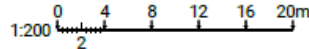
SIDE ELEVATION
(NORTH EAST)



GROUND FLOOR PLAN
(107m² + 35m² GARAGE)

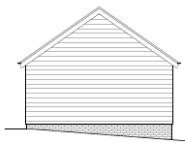
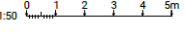


PROPOSED SITE LAYOUT

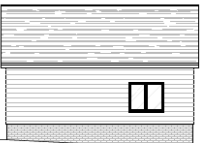


FRONT ELEVATION (NORTH EAST)

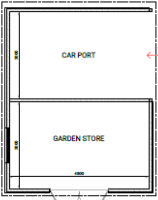
SIDE ELEVATION (NORTH WEST)



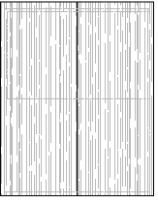
REAR ELEVATION (SOUTH WEST)



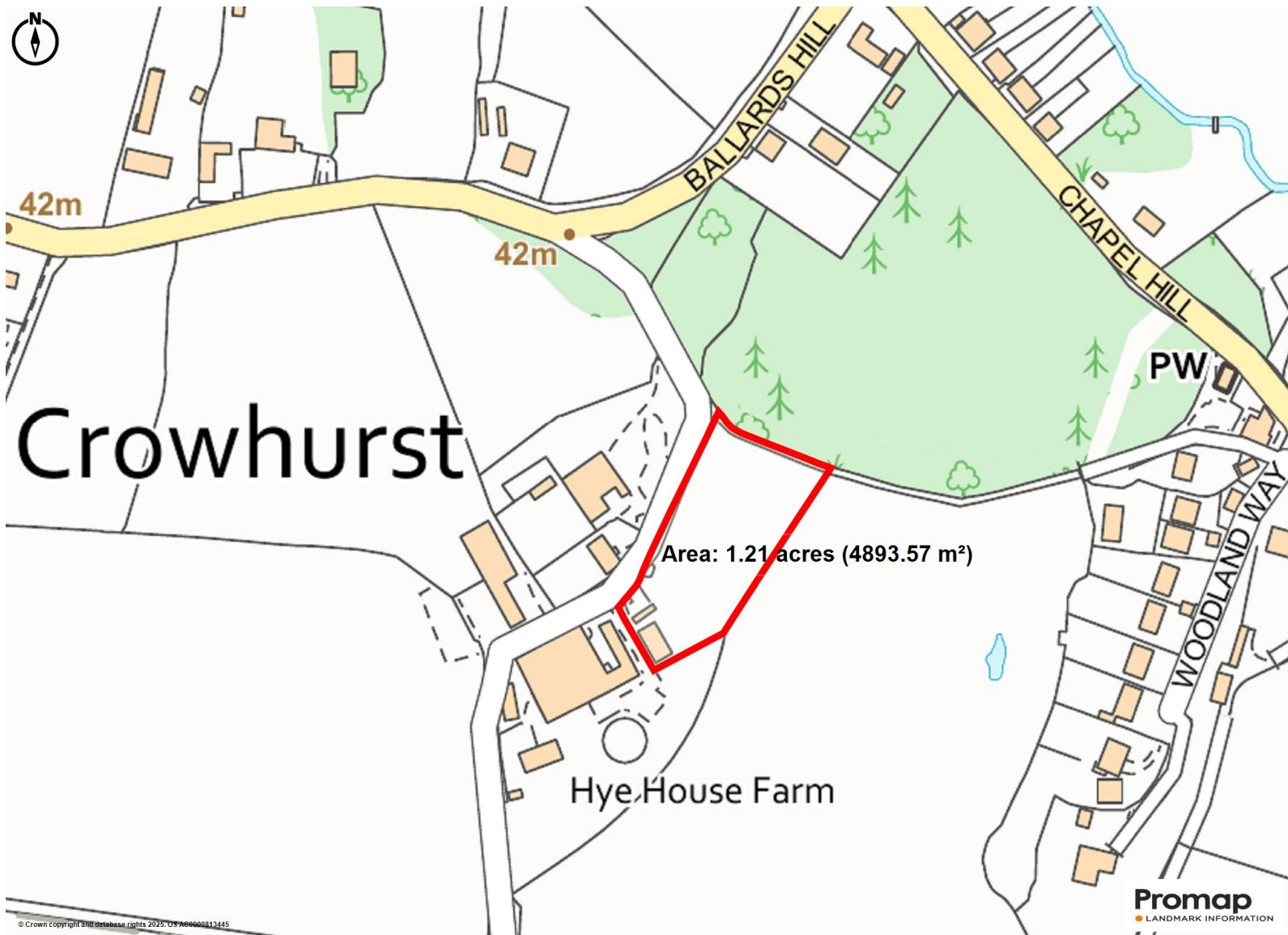
SIDE ELEVATION (SOUTH EAST)



GROUND FLOOR PLAN



ROOF PLAN



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