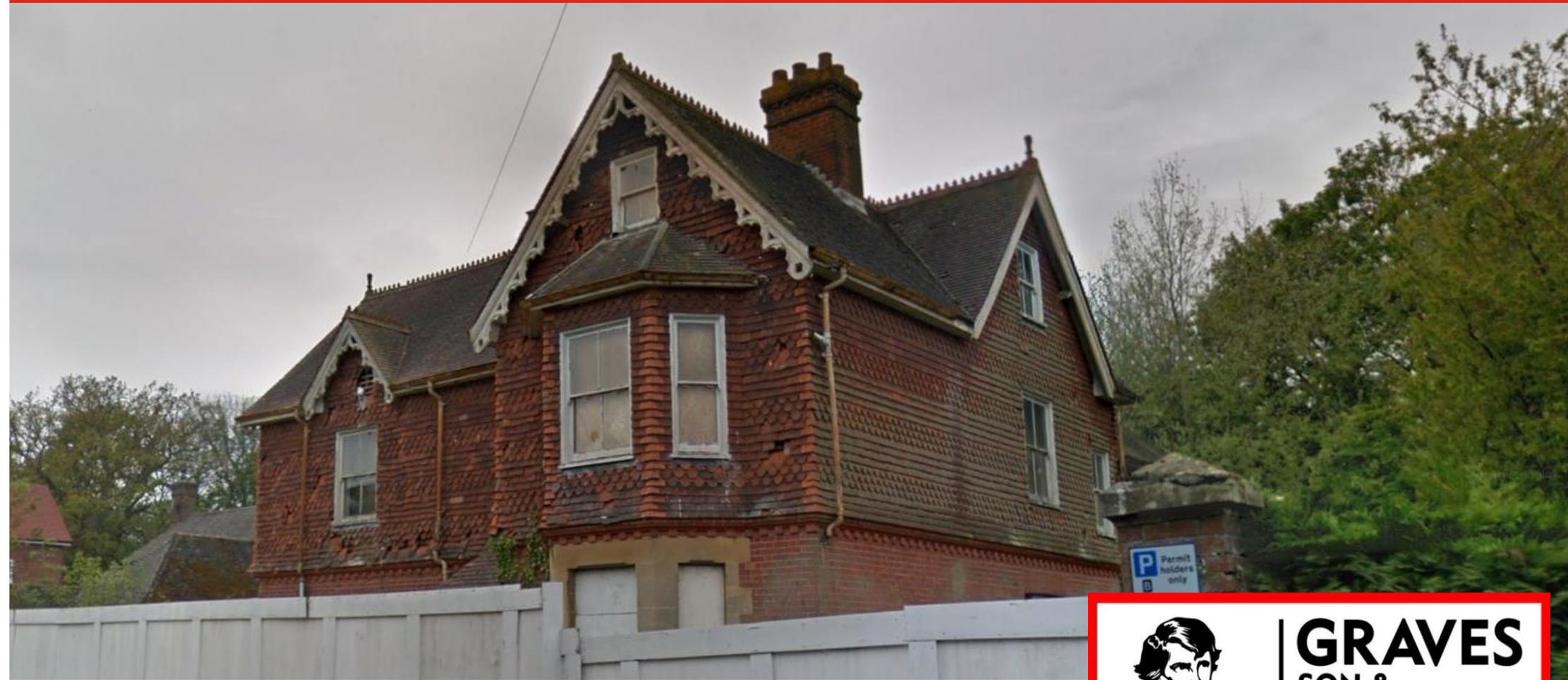


RESIDENTIAL DEVELOPMENT OPPORTUNITY

SITE AREA 0.23 ACRES

FREEHOLD FOR SALE



OAKHURST, MAYPOLE ROAD

EAST GRINSTEAD, WEST SUSSEX RH19 1HL



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Location

East Grinstead is an ancient market town with a population of approximately 30,000 people nestled away in the heart of the south east of England and is the capital of the historic High Weald area. The town has many retained period buildings dating from the 15th and 16th centuries and is surrounded by beautiful countryside and the Ashdown Forest, the largest open public access area in the south east being approximately 9.5 square miles, an Area of Outstanding Natural Beauty.

Oakhurst is a detached building of traditional Edwardian form lying conveniently within 1 mile to the north west of East Grinstead town centre, approximately a 15 minute walk.

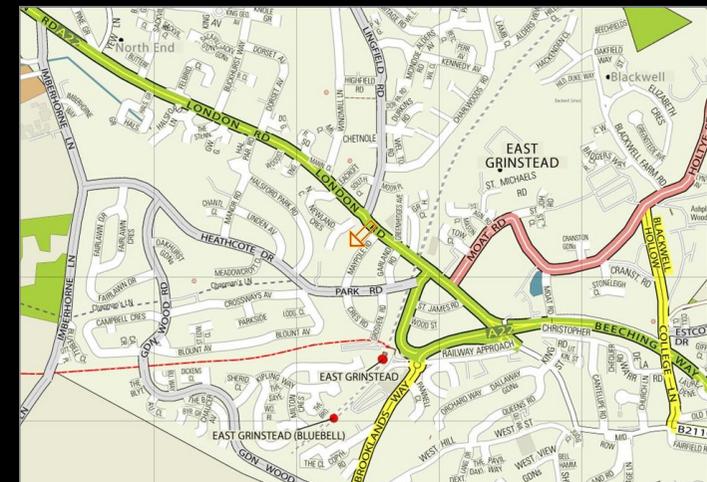
East Grinstead train station is located approximately 650 metres (8 minute walk) to the south east of the site, ideal for commuting to London via regular services with journey times being within the hour.

The Bluebell Railway, one of the first preserved heritage lines in the country, is also situated close to the mainline station. The Bluebell Railway takes visitors through 11 miles of Sussex countryside with preserved steam locomotives and carriages which is proven popular with families and tourists visiting the area.

The site is well served by the local road networks with the A22 London Road, 100 metres away, connecting to the A264 accessing on to the M23 to Brighton and the M25 within 20 minutes. (by car). The A22 also can take you north to J7 on the M25 within 25 minutes. (by car)

There are bus operators and services across an extensive network serving the villages and towns throughout the region.

Gatwick Airport lies approximately 10 miles to the west of East Grinstead benefitting the town with easy access to flights for business or pleasure.



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Planning

App No. 3699 – Application to Mid Sussex District Council (MSDC)
Conversion of the existing dwelling to form two apartments – Approved April 1955

App No. DM/17/4298 – Application submitted to MSDC for the demolition of the existing building and to erect a new building comprising 12 no. apartments (2017).

The application was withdrawn May 2018 upon receipt of advice from the case officer in relation to the scale of the scheme.

Pre Application advice was sought prior to the submission of the revised 10 unit scheme (DM/18/3261).

Advice given was as follows:

- ▶ Preference of the Council to retain the existing building, however the Council were agreeable to the building being replaced provided that high quality design was used and was in keeping with the character of other existing Edwardian properties in the road.
- ▶ Concern over the impact and overbearing of the proposal to the amenity of the neighbouring bungalow.
- ▶ Concern over the amenity of the future occupiers at the rear of the development due to the tree belt overshadowing.
- ▶ The site falls within 7 km of the Ashdown Forest buffer zone therefore a financial contribution will be required to mitigate potential impacts the development may cause.

App No. DM/18/3261 – Application submitted in August 2018 for the demolition of the existing building and the construction of a building for 10 apartments. This application was subsequently refused by MSDC due to concerns with the street scene, character and appearance of the area and the impact of future occupiers and surrounding occupiers.

Additionally, MSDC also referred to the Ashdown Forest SPA mitigation not being secured.

The applicant appealed the decision Appeal Ref: APP/D3830/W/19/3229808.

App No. DM/19/1016 – Application submitted for the demolition of the existing building and erection of a building for 8 apartments, this was approved in August 2019. This application was made before the appeal decision had been issued.

The appeal decision for the 10 apartment scheme was issued in November 2019. However, prior to this mitigation for the Ashdown Forest SPA was resolved. The agreement between MSDC and the applicant secured contributions for the Strategic Access Management and Monitoring Strategy (SAMM). Also agreed was a condition for Suitable Alternative Natural Greenspaces (SANG).

However, the appeal was dismissed due to the inspector considering that the SANG payments should not have been dealt with by a planning condition.

Subsequently MSDC have now adopted the method of securing mitigation through legal agreements.

App No. DM/20/0015 – Application submitted for the demolition of the existing building and the erection of a replacement building for 10 apartments.

Following the refusal on the technical ground regarding the way the SANG payment was dealt with by a planning condition it has been agreed between MSDC and the applicant that both the SAMM and SANG payments are secured by way of a legal agreement, Section 106.

The total payments amount to £129,250.



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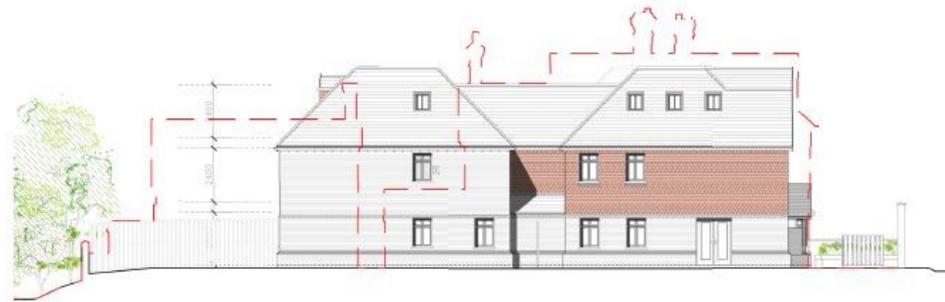
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PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION (SOUTHWEST)

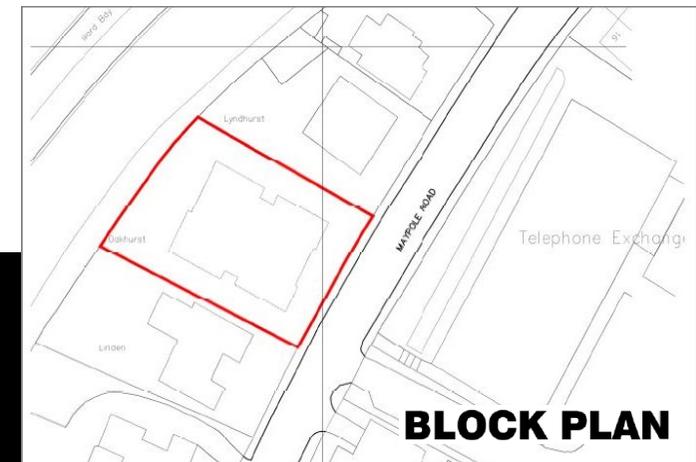


PROPOSED SIDE ELEVATION (NORTHEAST)



PROPOSED REAR ELEVATION

Apartment 1	753 ft ²	70 m ²	Apartment 6	753 ft ²	70 m ²
Apartment 2	774 ft ²	72 m ²	Apartment 7	828 ft ²	77 m ²
Apartment 3	828 ft ²	77 m ²	Apartment 8	817 ft ²	76 m ²
Apartment 4	828 ft ²	77 m ²	Apartment 9	1076 ft ²	100 m ²
Apartment 5	850 ft ²	79 m ²	Apartment 10	1065 ft ²	99 m ²



BLOCK PLAN



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OFFERS

Offers are sought on the basis of the existing scheme currently subject to planning application DM/20/0015 for the redevelopment of the site to provide 10 no. apartments with secure basement car parking.

Details of the application can be viewed on the Mid Sussex District Council website planning portal using the above reference number <https://www.midsussex.gov.uk/planning-building/view-and-comment-on-planning-applications/>

Offers are to be submitted to the vendor's agents detailing the purchaser along with financial standing and track record of previous developments.

The vendor holds the right not to accept any offer.

PRICE

POA

VAT

It is understood that VAT will not be chargeable on this transaction.

LEGAL COSTS

Each party to bear their own legal fees.

VIEWING AND FURTHER DETAILS

By arrangement with Graves Son & Pilcher through whom all negotiations are to be conducted.



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