



Building Plots at Home Farm, Lewes Road, Laughton

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Building Plots at Home Farm, Lewes Road Laughton, East Sussex BN8 6BQ

An opportunity to acquire a site of redundant farm buildings with planning permission to create 5 luxury residential dwellings with views in a sought after location

Lewes Station 6.6 miles (London Victoria 75mins), A23 15 miles, Brighton 15.8 miles, London Gatwick Airport 28.4 miles

The plot

The site which faces south and has some delightful views towards the South Downs comprises a collection of redundant farm buildings. The relevant planning for Home Farm is under Wealden District Council WD/2019/0883/F. Planning was granted on appeal on 27/04/23 under the following proposal:- Demolition of existing buildings as identified on submitted plans. Conversion of the remaining buildings, including three curtilage listed buildings, to create four new dwelling and the erection of one new dwelling to include associated new vehicle parking and turning areas and driveways.

1. 4 bed 3 bath single storey detached residence.
2. Semi-detached 4 bed with balcony and parking.
3. Semi-detached 4 bed with balcony and parking.
4. Barn-style centre around a courtyard, 4 bed, 3 bath.
5. Luxury detached family home.

We also understand that the CIL liability from Wealden is £399,701

Location

The picturesque village of Laughton sits just north of the scenic South Downs National Park and offers amenities including a shop, Post Office and public house. Renowned Glyndebourne Opera House is nearby, as is historic Lewes, providing a more comprehensive range of shops, supermarkets, restaurants, amenities, a hospital and a mainline rail station with regular London links. Thriving Brighton is close at hand, with the A272 A23 and M23 offering convenient road links. Noted schools nearby include Great Walstead, Cumnor House, Brighton College, Hurst College and Eastbourne College.







Directions

What3Words: ///steam.baked.sits

General

Local Authority: Wealden District

Council Tenure: Freehold

Guide Price: £1,400,000

Lewes

201 High Street, BN7 2NR

01273 475 411

lewes@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does 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. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2024. Particulars prepared July 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 45 offices across England and Scotland,
including Prime Central London



For the finer things in property.

