

DIXON·VINCE

Building Plot adj.Forest Cottage Maresfield Park Maresfield East Sussex TN22 3ER



Ariel Image

A SUPERB AND SELDOM FOUND OPPORTUNITY TO PURCHASE A STUNNING SINGLE BUILDING PLOT OF ABOUT 2.4 ACRES WITH DETAILED PLANNING CONSENT TO BUILD A LARGE "GRAND DESIGNS" STYLE HOME OF SOME 4682 SQ .FT. SITUATED ON THE EDGE OF THE PRESTIGIOUS MARESFIELD PARK.

ACCOMMODATION WILL COMPRISE: HALLWAY, CLOAKROOM, SUPERB OPEN PLAN KITCHEN/DINING/LIVING ROOM, UTILITY ROOM, POOL ROOM, CLOAKROOM 2, MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE BATHROOM, 4 FURTHER BEDROOMS EACH WITH EN SUITE SHOWER ROOM, DOUBLE GARAGE, GARDENS AND GROUNDS EXTENDING TO ABOUT 2.4 ACRES (NOT VERIFIED)

Guide Price £500,000

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team

Bld Plot adj Forest Cottage, Maresfield

SITUATION: The property is situated in a rural location on the edge of the prestigious Maresfield Park, a sought after private estate of substantial, individual houses. Maresfield village has a well regarded primary school, church, historic inn and local shop. The nearest main town is Uckfield with comprehensive range of shops, secondary school, leisure centre/swimming pool. There are railway stations close by at Buxted and Uckfield with rail links to London Bridge and East Croydon. Faster rail services are available from Haywards Heath which can normally be reached by road in about 20 minutes. The Ashdown Forest is within a couple of miles with its stunning scenery. Gatwick Airport and the M23 can normally be reached by road in about 45 minutes.

TO BE SOLD: A rare opportunity to purchase a stunning single building plot with full planning consent to construct a large ultra modern crescent shaped house designed to blend into the undulating surroundings. It is understood that the proposed accommodation will extend to some 435 square metres (4682 square feet) with five bedroom suites and a stunning open plan living area. The proposed accommodation is as follows:

RECEPTION HALL: leading through to **COVERED TERRACE.**

CLOAKROOM 1:

OPEN PLAN KITCHEN/DINING/LIVING ROOM: A stunning open plan living space with glazed wall overlooking the pool.

UTILITY ROOM:

CLOAKROOM 2:

TV ROOM/OFFICE:

POOL ROOM:

INNER HALL off which the bedrooms are arranged.

MASTER BEDROOM SUITE with **DRESSING ROOM** and **EN SUITE BATHROOM.**

BEDROOM 2: with **EN SUITE SHOWER ROOM.**

BEDROOM 3: with **EN SUITE SHOWER ROOM.**

BEDROOM 4: with **EN SUITE SHOWER ROOM.**

BEDROOM 5: with **EN SUITE SHOWER ROOM.**

REAR HALL: with **PLANT/STORE ROOM** and access to the **DOUBLE GARAGE.**

OUTSIDE: The property is to be set into a sandstone bank with a living roof. The house will be approached over a private driveway cut into the bank and leading via a parking and turning area to the attached **DOUBLE GARAGE:** The rear of the property will overlook the grounds and the elevation will be largely made up of glass flooding the interior with light. The grounds provide a fantastic setting to this superb project and are understood to extend to approximately 2.4 acres although this has not been verified.

N.B Detailed plans may be inspected by prior appointment at the Agents office. Full planning consent has been granted by Wealden District Council under planning reference WD/2018/0300/RM

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Front Elevation Image



Land adjoining Forest Cottage, The Drive, Maresfield Park, Maresfield Nr Uckfield East Sussex, TN22 3ER

Overall Landscaping and Planting Plan for Land adjoining Forest Cottage.

Lucy Coles & G Design Studio Ltd

Phone: 01323 733148

All material must be installed at site before starting work or installing drainage and all safety notices from the planning department in writing issued for planning purposes.

Please note the drawing is prepared with all other drawings, constraints and conditions in mind. Please refer to the specification sheet for further details. Please note all specifications depend on ground conditions.

Drainage construction, routing and materials to be the responsibility of each individual contractor.

Materials, components and workmanship are to meet or exceed the requirements of current building regulations. Please refer to the specification sheet for further details.

Please refer to the drawing in conjunction with all other drawings, constraints and conditions in mind. Please refer to the specification sheet for further details.

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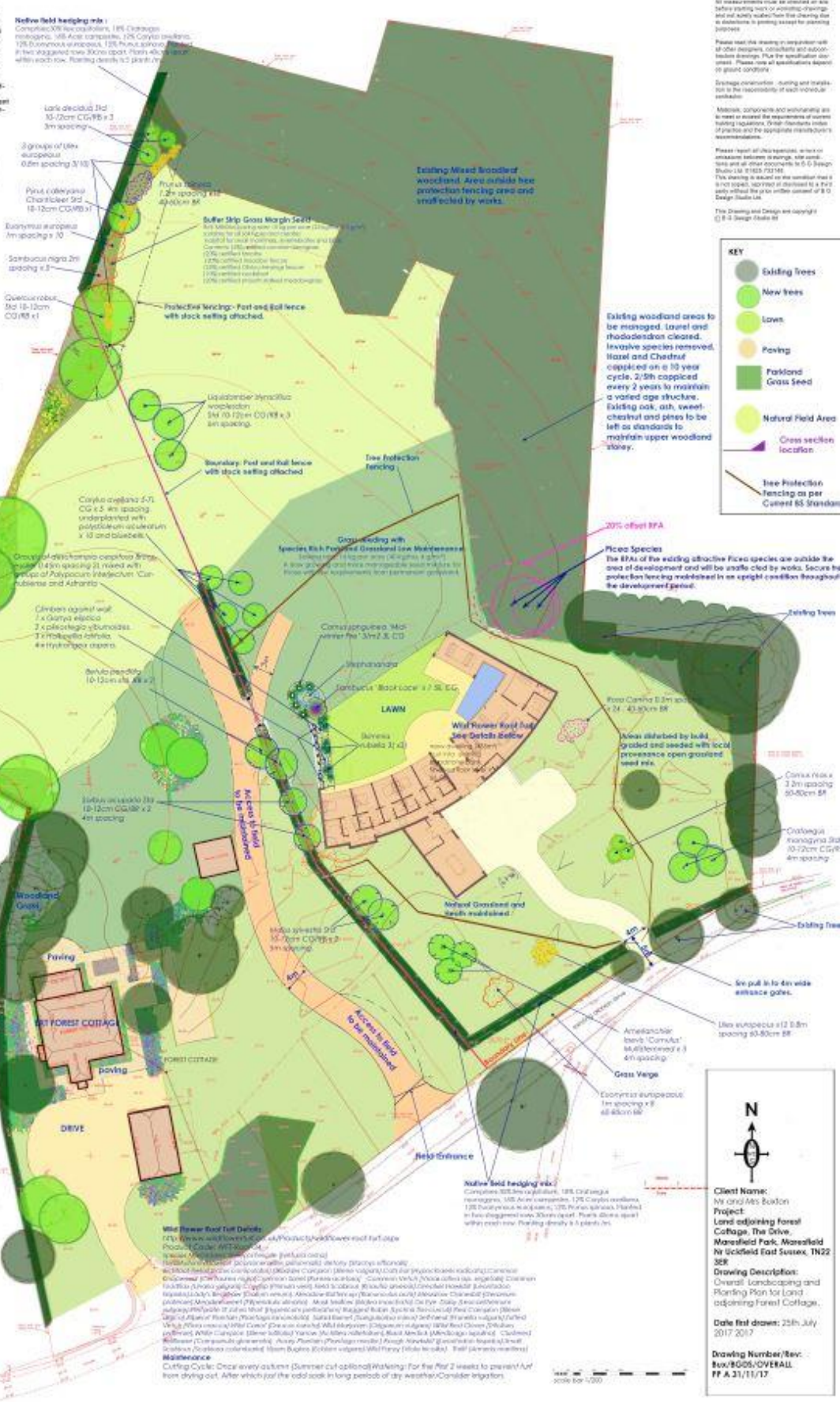
PLANTING SPECIFICATION:
 PLANTING SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. RELEVANT BRITISH STANDARDS (BRMS) SHOULD BE REFERRED TO FOR FULL DETAILS. ANY SPECIFICATION PROVIDED, PLEASE REFER TO TREE REPORT FOR DETAILS. ALL CLIMBERS ARE TO BE SEVERELY FIXED TO ADJACENT VERTICAL SURFACE.
TREE PLANTING POSITIONS MAY REQUIRE MINOR ADJUSTMENT TO ALLOW FOR UNDERGROUND SERVICES. SEE SITE AGENT FOR DETAILS OF SERVICES PRIOR TO PLANTING. DO NOT PLANT TREES CLOSER TO BUILDINGS THAN SHOWN ON THE DRAWING.
TREES PLANTED IN GRASS ARE TO HAVE STRIKER GRASS RATED TO THE DRAWING. INDICATE THE SOFT LANDSCAPING SCHEME. THE RELEVANT PLANTING PLAN TO BE REFERRED TO AT PLANTING TIME. PLEASE NOTE ALTHOUGH TREE PLANTING WILL NOT OCCUR UNTIL THE SOFT LANDSCAPING SCHEME OF CONSTRUCTION. IT IS RECOMMENDED THAT PLANTING GRIDS BE PRODUCED DURING THE CONSTRUCTION PROCESS. THIS WILL PREVENT SOIL COMPACTION OR STORAGE OF HARMFUL CHEMICALS, WHICH WOULD OTHERWISE CREATE UNFAVOURABLE PLANTING CONDITIONS.

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Planting Key

- Large Statement trees (See individual labels)
- Small to Medium trees (See individual labels)
- Conifer (See individual labels)
- Multitrunked trees (See individual labels)
- Sambucus nigra 2m spacing
- Ulmus europaeus 3.8m spacing
- Sambucus nigra 1m spacing
- Corylus maxima 4m spacing
- Fagus sylvatica 1.2m spacing
- Stephanandra 1m spacing
- Rosa carolina 3m spacing
- Conium maculatum 2m spacing

All native shrubs to be planted in bare root season 40-60cm BS.



KEY

- Existing trees
- New trees
- Lawn
- Paving
- Parkland
- Grass Seed
- Natural Field Area
- Grass section location
- Tree Protection Fencing as per Current BS Standard

Existing woodland areas to be managed. Laurel and rhododendron cleared. Invasive species removed. Hazel and Chestnut coppiced on a 15 year cycle. 2/5th coppiced every 2 years to maintain a varied age structure. Existing oak, ash, sweet chestnut and pines to be left as standards to maintain upper woodland canopy.

Picea Species
 The BSAs of the existing attractive Picea species are outside the area of development and will be untraced by works. The protection fencing will be installed throughout the development period.

Native Field Hedging mix:
 Corylus maxima, Ulmus europaeus, 125 Corylus maxima, 125 Ulmus europaeus, 125 Prunus spinosa, 125 Prunus spinosa. Plants to be staggered over 30m apart. Plants should be spaced within each row. Planting density 3 plants/m.

Client Name:
 Mr and Mrs Euxton
Project:
 Land adjoining Forest Cottage, The Drive, Maresfield Park, Maresfield Nr Uckfield East Sussex, TN22 3ER
Drawing Description:
 Overall Landscaping and Planting Plan for Land adjoining Forest Cottage.
Date first drawn: 25th July 2017
Drawing Number/Rev:
 Rev/005/OVERALL
 PP A 31/11/17

