



## THE BUILDING PLOT AT BEACONSTONE

Beaconstone, Beacon Road, Crowborough, East Sussex, TN6 1AZ

savills



An opportunity to acquire a good-sized plot with planning permission for a detached 5 bedroom family home in a convenient location

♦ Planning application number WD/2016/2316/F (Wealden District Council), permission granted 16 December 2016

♦ About 0.34 acres

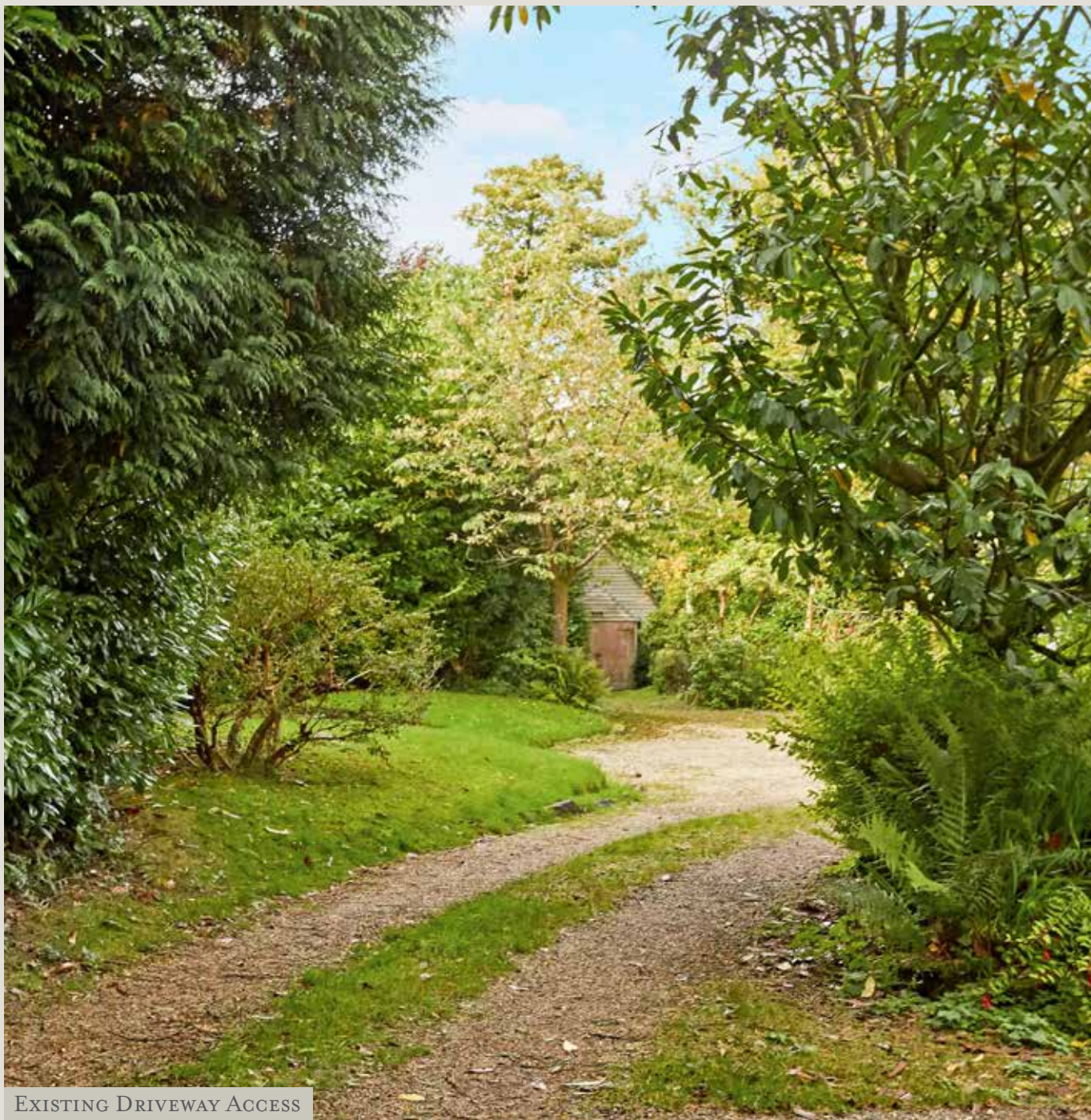
♦ Proposed accommodation of about 2,483 sq ft over two floors comprising:

- ♦ entrance hall
- ♦ large open plan kitchen/breakfast room
- ♦ sitting room
- ♦ family room
- ♦ utility room
- ♦ cloakroom
- ♦ galleried landing
- ♦ master bedroom en suite
- ♦ 4 further bedrooms, 2 en suite
- ♦ family bathroom
- ♦ detached double garage

## DESCRIPTION

Planning consent is for the erection of a detached two-storey five-bedroom contemporary family home with a separate double garage. The design for the house includes brick elevations under a clay-tiled roof and the house will be surrounded on all sides by garden. The detached garage features stained weather boarded elevations with a tiled roof.

The broadly level site is bordered by mature trees and shrubs, with shared access from the main road over a driveway which will branch off to form a private section serving the plot. This branch is to be screened from the main driveway and parking area by close-boarded fencing clad with climbing plants.



EXISTING DRIVEWAY ACCESS



## SITUATION

The plot at Beaconstone is tucked away off Beacon Road on the western edge of Crowborough, within easy reach of the town centre amenities. Crowborough is a convenient town offering a wide range of everyday services and good transport links to London. Tunbridge Wells, some 7.4 miles away, offers a wider range of high street shops together with an excellent choice of leisure and entertainment facilities.

**State and private schools:** There are many well-regarded schools in the area including primaries in Crowborough and Groombridge, Holmewood House and Ashdown House preparatories in Langton Green and Forest Row respectively, Rose Hill and The Mead preparatories in Tunbridge Wells and Beacon Academy in Crowborough at secondary level. Independent secondaries in Mayfield, Eastbourne, Tonbridge and Sevenoaks.

**Mainline rail:** Crowborough (about 2.1 miles) and Eridge (about 3.3 miles), a little further up the same line, with journey times to London Bridge from 55 minutes (Eridge to London Bridge). Tunbridge Wells (about 7.4 miles) offers frequent services to Charing Cross and Cannon Street from 47 minutes.

**Communications:** The A26 provides access to the A21 via Tunbridge Wells to the north and thereby to the M25, Gatwick and Heathrow airports and the Channel Tunnel terminus. Brighton and the south coast are easily accessible via the A26 southbound.

## DIRECTIONS

From central Tunbridge Wells, proceed south out of town on the A26 towards Crowborough. Continue straight over the traffic lights at Crowborough Cross and on past the petrol station on your left. Pass Mill Lane on the left and Goldsmiths Avenue and Beacon Road West on the right and the driveway serving Beaconstone, Lesser Beaconstone and Cloyne House will be found about 85 yards along on the right-hand side, the first entrance after Beacon Road West and before Warren Road.

**Services available for connection:** Mains water, electricity, gas and drainage.

**Local Authority:** Wealden District Council: 01323 443322.  
<http://www.planning.wealden.gov.uk>

**Agent's note:** We would refer you to Wealden District Council's Community Infrastructure Levy policy relating to new development at [http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/CommunityInfrastructureLevy](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CommunityInfrastructureLevy)


The development would also be subject to SANGS and SAMMS contributions prior to commencement of works by virtue of its location in relation to Ashdown Forest, which would amount to £6,170


**Viewing:** Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

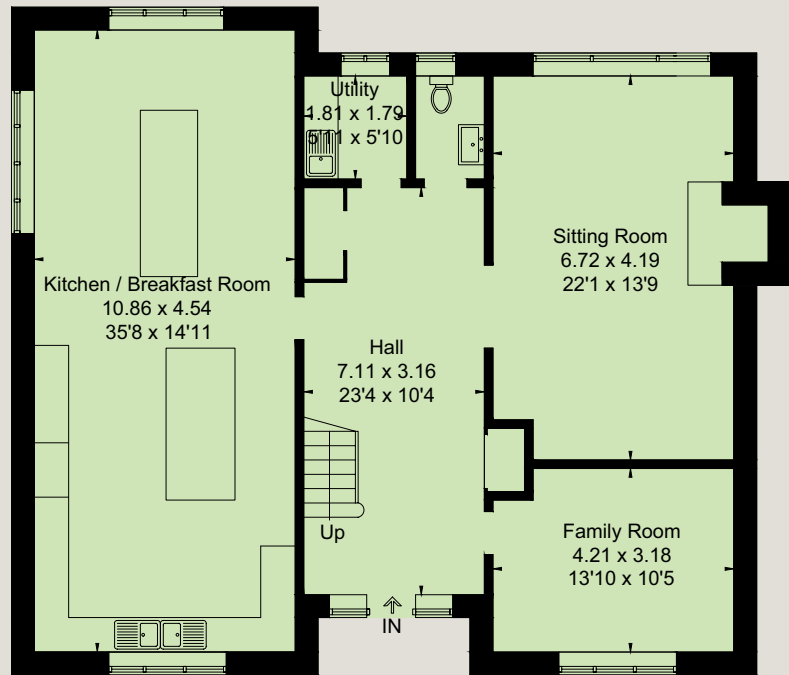


# FLOOR PLANS

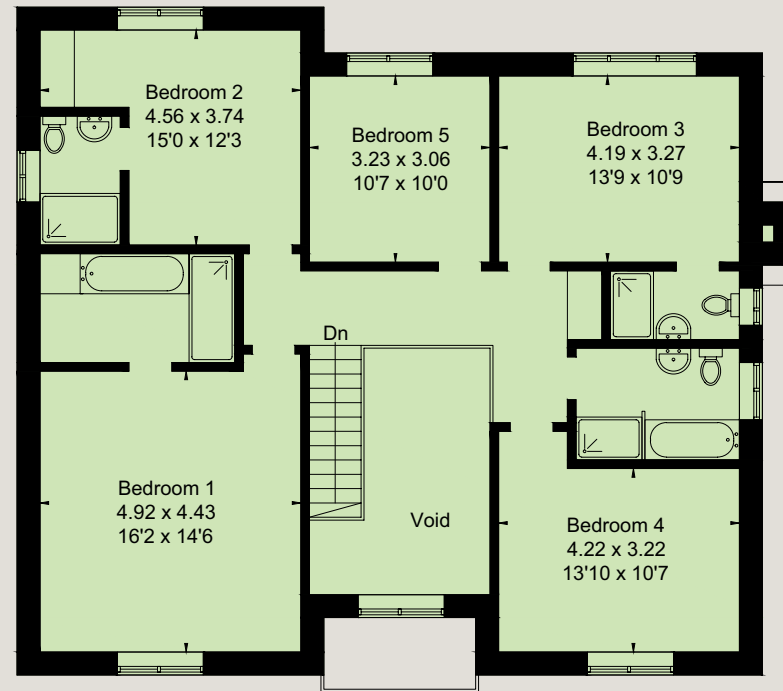
Gross Internal Area (approx)

 House = 230.7 sq m / 2483 sq ft

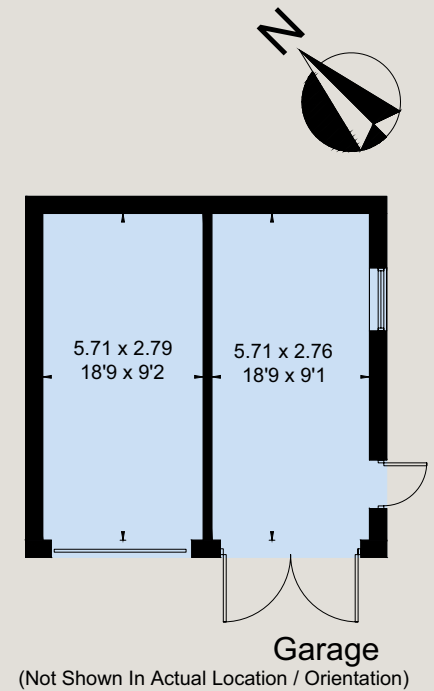
 Garage = 32.5 sq m / 350 sq ft



Ground Floor



First Floor



SAVILLS TUNBRIDGE WELLS

tunbridgewells@savills.com

01892 507000

savills.co.uk

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20170111/AH