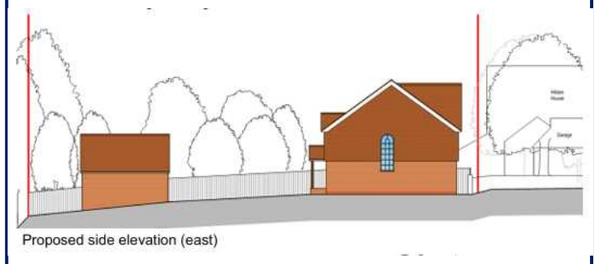


Proposed front elevation (south)



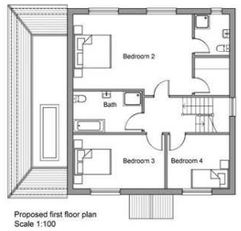
Proposed side elevation (east)



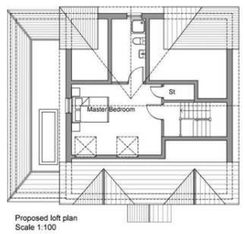
Proposed front (South) elevation
Scale 1:100



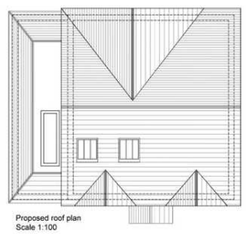
Proposed ground floor plan
Scale 1:100



Proposed first floor plan
Scale 1:100



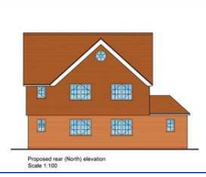
Proposed loft plan
Scale 1:100



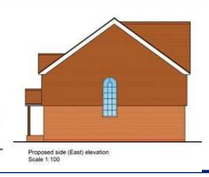
Proposed roof plan
Scale 1:100



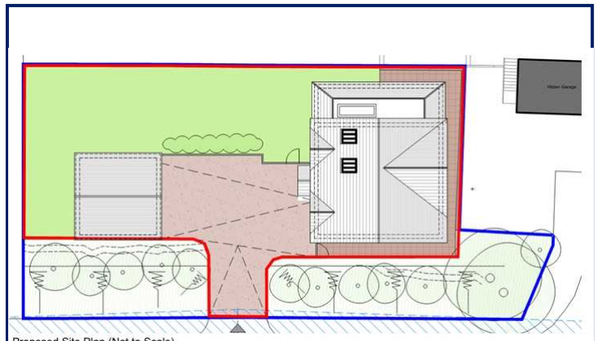
Proposed side (West) elevation
Scale 1:100



Proposed rear (North) elevation
Scale 1:100

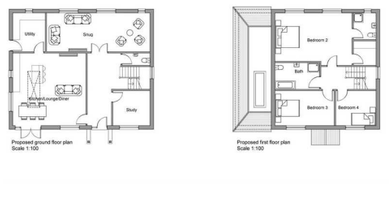


Proposed side (East) elevation
Scale 1:100



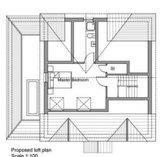
Proposed Site Plan (Not to Scale)



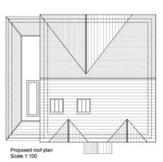


Proposed ground floor plan
Scale 1:100

Proposed first floor plan
Scale 1:100



Proposed loft plan
Scale 1:100



Proposed roof plan
Scale 1:100



Proposed North Elevation through private road

Building Plot Adj - Hilden, Rye Hill, Rye,
East Sussex, TN31

Guide Price: £225,000 - £250,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Building Plot Adj - Hilden, Rye Hill, Rye, East Sussex, TN31

Guide Price: £225,000 - £250,000 Freehold

Council Tax Band: TBC
EPC Rating: TBC

Description

GUIDE PRICE £225,000 - £250,000 A Rare Opportunity to Acquire a Building Plot on the Outskirts of Historic Rye

Reeds Rains welcome to the market a rare and exciting opportunity to acquire an elevated, gently sloping building plot with frontage to Rye Hill, conveniently positioned within walking distance of the historic town centre and railway station.

Planning permission has been granted for the construction of a three-storey, four-bedroom dwelling, together with a detached garage and associated driveway and enclosed garden.

The planned accommodation would offer an entrance hall, with cloakroom w.c and study with rear reception and an open plan kitchen/diner/family room and separate utility room. Then to the first floor from the landing three bedrooms, the largest with en-suite and this floor served by a family bathroom and then to the second floor the principal bedroom with en-suite.

Vehicular access is proposed from the A268 Rye Road, offering an excellent opportunity for purchasers looking to create a bespoke home within easy walking distance of the town, its train station and all of the celebrated amenities.

The approved plans, decision notice, Design and Access Statement and further planning documentation are available upon request. For further information or to arrange a site visit, please contact our Rye office.

Location

Situated on the outskirts of the historic Cinque Port town of Rye, the plot enjoys a convenient position within easy walking distance of the town centre and railway station.

Rye is renowned for its picturesque cobbled streets, historic architecture and independent shops, cafés and restaurants. The town also provides a good range of everyday amenities, including supermarkets, specialist retailers and primary and secondary schooling.

Rye railway station offers regular services towards Brighton and Ashford International, where connections are available for high-speed services to London St Pancras International, making the town an appealing choice for commuters and those seeking a balance between historic charm and connectivity.

Planning

Planning permission has been granted under application reference RR/2025/1426/P for the erection of a three-storey, four-bedroom dwelling, with a detached garage and associated driveway accessed from the A268 Rye Road.

Prospective purchasers are advised to satisfy themselves as to the approved scheme, planning conditions and any requirements associated with the development. Full details are available from Reeds Rains upon request.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Move South Limited (company number 14729689), registered in England at 8/12 Military Road, Chatham, Kent ME4 4JA. VAT registration no: 437119106

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

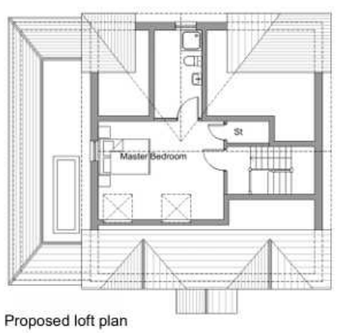
For full EPC please contact the branch.



Proposed ground floor plan



Proposed first floor plan



Proposed loft plan

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.