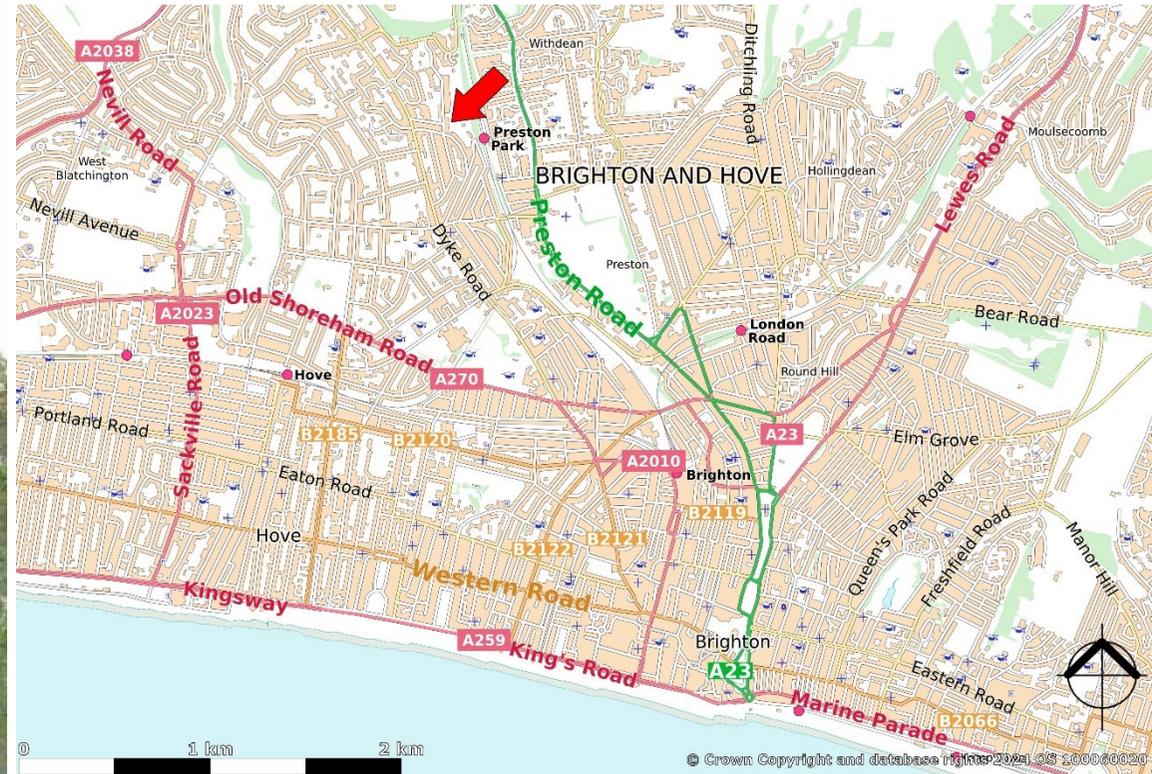


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FOR SALE

**PRIME CONSENTED DEVELOPMENT OPPORTUNITY FOR 3
LUXURY 5 BEDROOM DETACHED HOUSES**

6 Withdean Road, Brighton, East Sussex, BN1 5BL

DESCRIPTION

- Planning Consent for 3 x 5 bedroom exceptional detached houses (Reference - BH2022/00775).
- Each house includes several en-suites with open plan lavish living spaces and large double bedrooms.
- Replacement house includes spectacular lower ground floor cinema and gym rooms.
- No S106, CIL see Data Room.

LOCATION

- Withdean Road is one of the most sought-after Brighton locations.
- Brighton city centre 1.5 miles south.
- Nearest station Preston Park within walking distance. Brighton Station providing the mainline direct links to Gatwick in 30 minutes and London Victoria in 1 hour.

PROPOSED ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Replacement House at Front (Lower Ground to Second Floor)	4,962	461
Rear House 1 (Lower Ground to First Floor)	4,047	376
Rear House 2 (Lower Ground to First Floor)	3,929	365
TOTAL	12,938	1,202

PRICE

On Application.

DATA ROOM

To view the data room [Click here](#)

RATES

Not applicable.

VAT

Not applicable.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

Not applicable reflecting Consent to demolish.



Proposed block layout scale 1:500 @A3

VIEWINGS – 01293 441300

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PROPOSED ELEVATION OF REPLACEMENT HOUSE AT FRONT



scale 1:100 @ A3



This drawing is for the below approval only and is subject to Planning Approval. The drawings have been based on the latest survey and where applicable, the use of the latest aerial photography. The drawings are the property of RS Design. The Architect, RS Design, is not responsible for the design and construction of the proposed development. The client is responsible for the design and construction of the proposed development. The client is responsible for the design and construction of the proposed development. The client is responsible for the design and construction of the proposed development.



STREET ELEVATION - REPLACEMENT HOUSE (WEST ELEVATION)

scale 1:200 @ A3

PROPOSED REPLACEMENT DWELLING

ACCESS TO UNIT 1 & 2

EXISTING ACCESS



- D FEB.22 Elevation to reflect layout and landscape amendments to replacement house
- C 10.03.21 Driveway revised
- B 20.08.19 Gable end added to house
- A 24.06.19 Ground hatch added

PLANNING ONLY

client Mr Jon Owen

project Land At 6 Withdean Road And Rear Of 6 To 10 Withdean Road Brighton BN1 5BL

drawing Proposed Street Elevation

scale 1:200@A3 date DEC 2021 drawn RS



RS 1090 /37 rev.D

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PROPOSED ELEVATION FOR 2 X HOUSES AT REAR

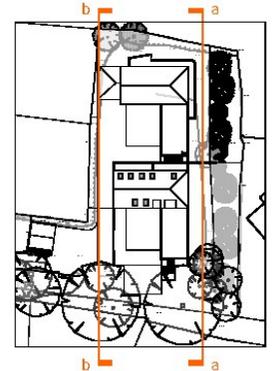


UNIT 1 & 2 - EAST ELEVATION (a)



UNIT 1 & 2 - WEST ELEVATION (b)

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- E FEB 22 Elevation to reflect layout and landscape amenity details to unit 1 & unit 2
- D 10.03.21 Driveway revised
- C 30.08.19 roof terrace to front house omitted
- B 20.08.19 Rear houses - walls made all brickwork
- A 24.06.19 Replacement dwelling at no.6

rev. date

PLANNING ONLY

client Mr Jon Owen

project Land At 6 Windean Road And Rear Of 6 To 10 Windean Road Brighton BN1 5BL

drawing Unit 1 & 2 East & West Elevation

scale 1:200@A3 date DEC 2021 drawn RS



RS 1990 /15 rev.E

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