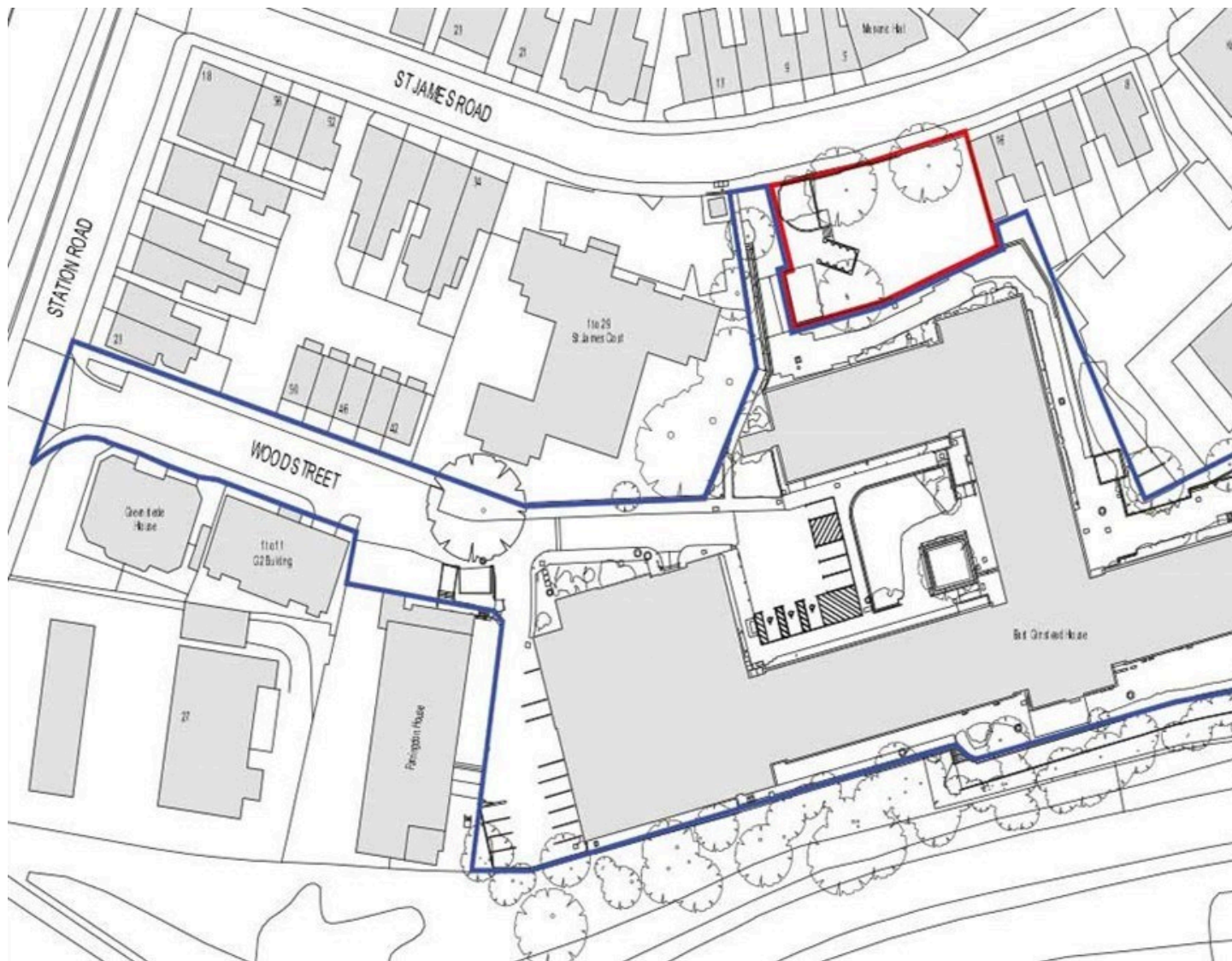


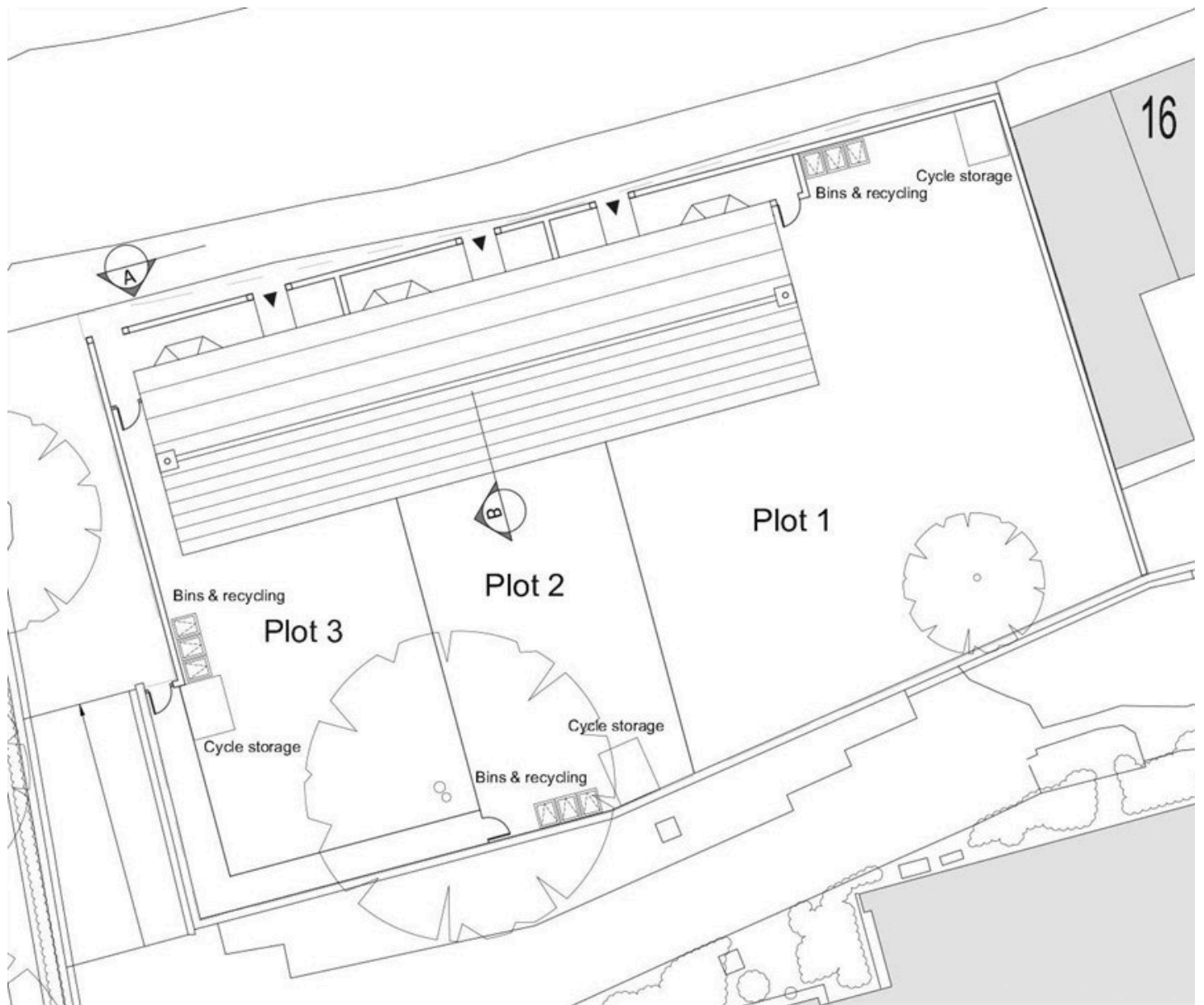
Land at, St. James Road, EAST GRINSTEAD, West Sussex, RH19 1DL

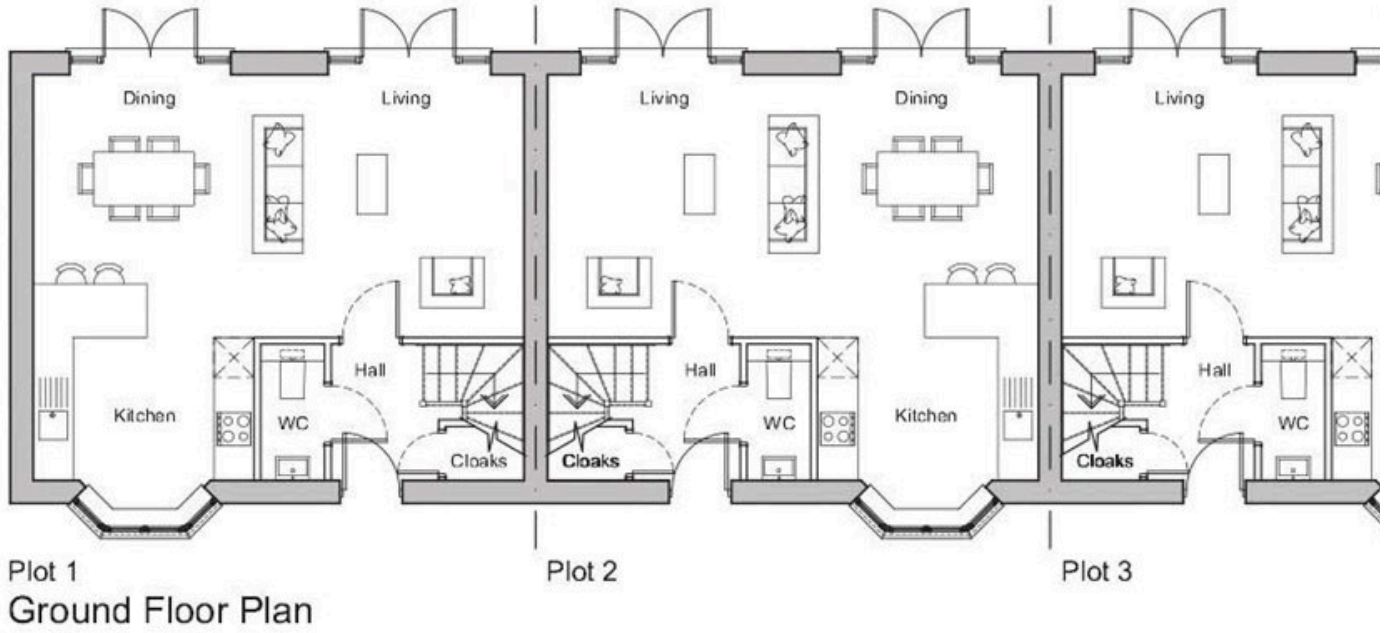


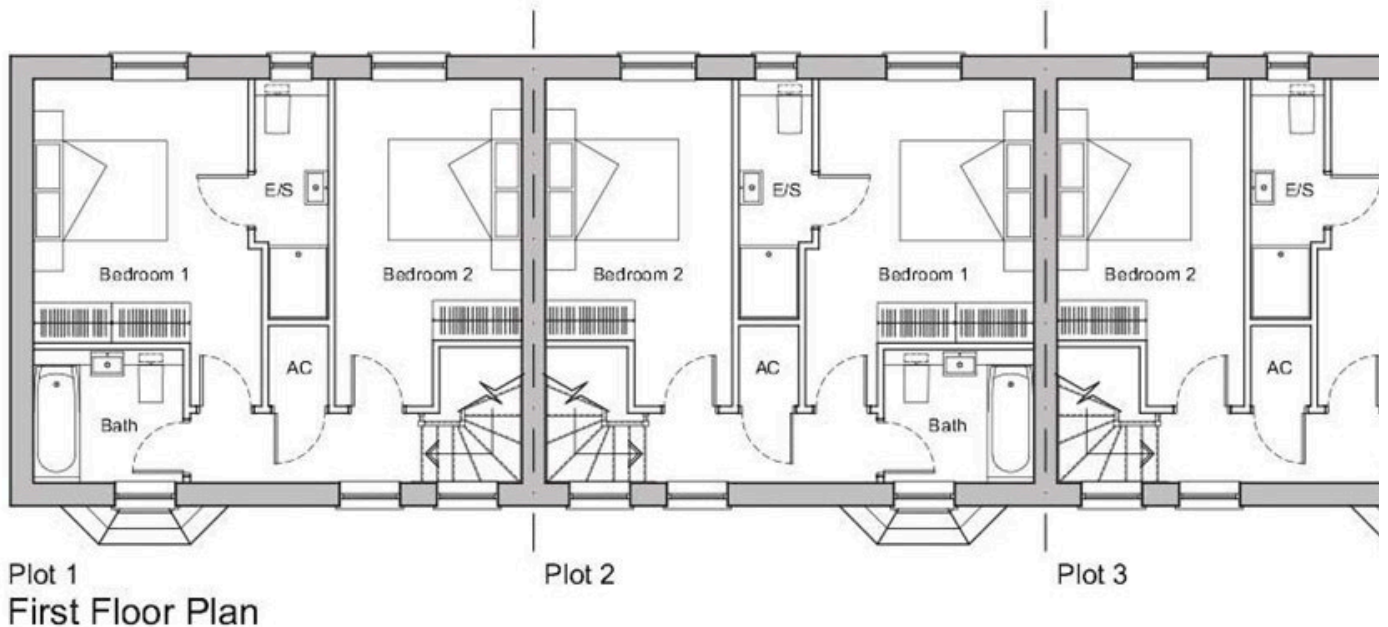












guide price *

£200,000

Tenure: Freehold



The negotiator dealing with this Lot is Callum Glenn and he can be contacted by email:
callum.glenn@barnardmarcus.co.uk

Freehold Site with Planning Permission
 PP Granted for Three x 2 Bedroom Houses
 Additional scheme drawn up for fourth house STPP

Location:

The site is in this residential street yet within minutes of the town centre. This superb location also allows immediate access to the A22 which links west to the M23 motorway via the A264. The area also has superb public transport links which include local bus services linking the surrounding area whilst the rail station at East Grinstead is within a 0.2 mile walk and provides direct commuter services to London Victoria and London Blackfriars with a journey time of circa 1 hour. The town itself provides a vibrant range of shopping facilities and recreational pursuits enhancing the popularity of this locality.

Description:

The site comprises this mainly level road fronting parcel of land with store unit.

Planning:

Planning permission was granted by Mid Sussex District Council (ref DM/23/0026) on 29th June 2023. The permission is for a new build development of a terrace of three two floor houses with associated amenity

space. Once Completed each of the three houses will comprise:

First Floor: Master bedroom with en-suite, Bedroom Two, Bathroom/wc

Ground Floor: Entrance Hall, Open plan Living/Dining/ Kitchen with patio doors to rear garden, Cloakroom/wc

Outside: Rear Garden A full set of plans and planning permission within the legal pack and is available to download from the auctioneers website.

Note:

A scheme has been drawn up for a forth house depicted in the CGI. A plan is available within the legal pack on the auctioneers website. Buyers must rely solely on their own enquiries in this respect.

To View:

This is an open parcel of land. Prospective bidders may view at their leisure with no prior appointment required.

Important Notice:

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior areas and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Council Tax Band: Deleted

Utilities:

- Electricity: Please contact Auction centre
- Water: Please contact Auction centre
- Sewerage: Please contact Auction centre
- Heating: Please contact Auction centre
- Broadband: Please contact Auction centre

Restrictions:

- Obligations: Please contact Auction centre
- Property Listed: Please contact Auction centre
- Restrictions: Please contact Auction centre
- Required Access: Please contact Auction centre
- Rights of Way: Please contact Auction centre

Flood Risk:

- Flooded in the Last Five Years?: Please contact Auction centre

Parking: Please contact Auction centre

Accessibility: Please contact Auction centre

Lot location is based upon nearest property postcode only. Actual location of property being sold may differ.

lot information last updated: 31st March 2026 at 05:29 PM

guide prices *

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

plus fees **

In addition to the 'Hammer Price' there is also a Contract Documentation Charge of £1,800 inclusive of VAT. On some lots the seller may require a contribution towards costs, these will be detailed in the special conditions of sale within the legal pack. If you have any questions please contact us.