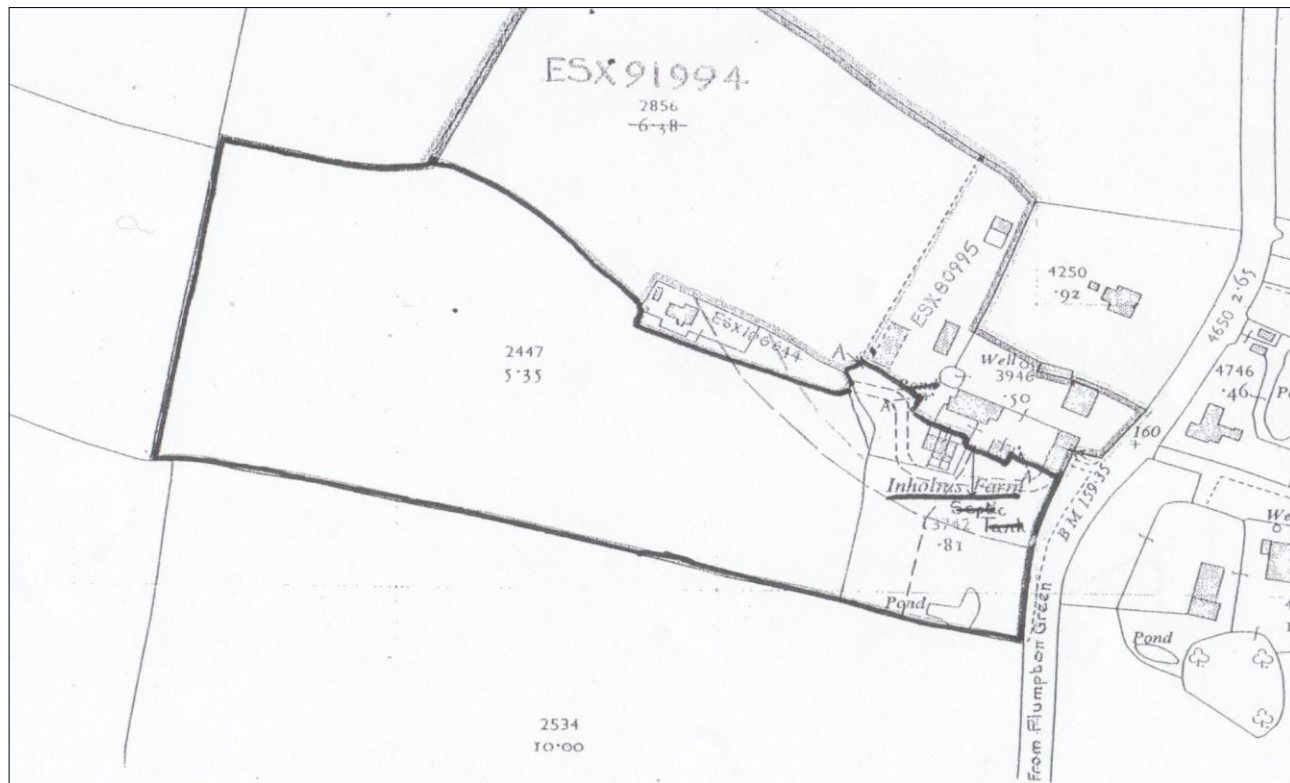




INHOLMES FARM
LAND NORTH OF PLUMPTON VILLAGE

Land North of Plumpton Village
Inholmes Farm, Station Road, Plumpton, East Sussex, BN7 3DE
Grid Reference: TQ 3645417457
2.45 hectares (6.16 acres available if required)



UTILITIES & LAND CONSIDERATIONS

The site is ideally located at the north end of the village at the top of the hill, with spectacular views and with no risk of flooding and good drainage.

There are no known land contamination issues and no known environmental issues.

The site is agricultural land which has been used for grazing horses for the last 35 years, however is currently not being used and is available immediately.

Point of access to the site is directly off Station Road at the top of the hill and would therefore not penetrate the main village and reduce traffic congestion.

The site is large enough to allow for residential parking.

A local bus route serves Station Road and Plumpton Rail station is within walking distance of the site.

There is no planning history for this site.

All utilities are available to the site.

A land agent is yet to be appointed.

Owners have no specific intent at this stage apart from to make the land available for consideration as part of the village expansion. They would want to give priority to the requirements of the village as requested by Plumpton Parish Council and the Steering Group.



Consideration would be given to homes ranging from 2-5 bedrooms or affordable housing with priority given to local residents or a combination of both.