

# Freehold development site with planning permission for four new apartments

# FOR SALE



This plan is for identification purposes only and is not to scale

## Garages opposite 6-10 St John's Road, Hove, BN3 2FB



# GRAVES SON & PILCHER

01273 321 123

GSP.UK.COM

## Location

St John's Road is a mixed-use mews in central Hove, running north to south and running parallel between First Avenue and Adelaide Crescent. This site is close to the seafront promenade and within easy walking distance to the shopping amenities of Church Road and Western Road. Main road and rail links are easily accessible.

## Description

A freehold development site on the eastern side of the mews, currently occupied by a terrace of lock up garages. The site has full planning permission for demolition of the garages and for the construction of a new block of four self-contained flats with front forecourts.

Full approved plans and planning conditions are available through our offices or can be viewed online on the Brighton and Hove Council website under planning reference BH2021/01163. Planning permission was granted on 8th July 2021.

The approved scheme is well designed and is for a two-storey building comprising 2 x 2 bedroom, 1 x 1 bedroom and 1 x studio apartment.

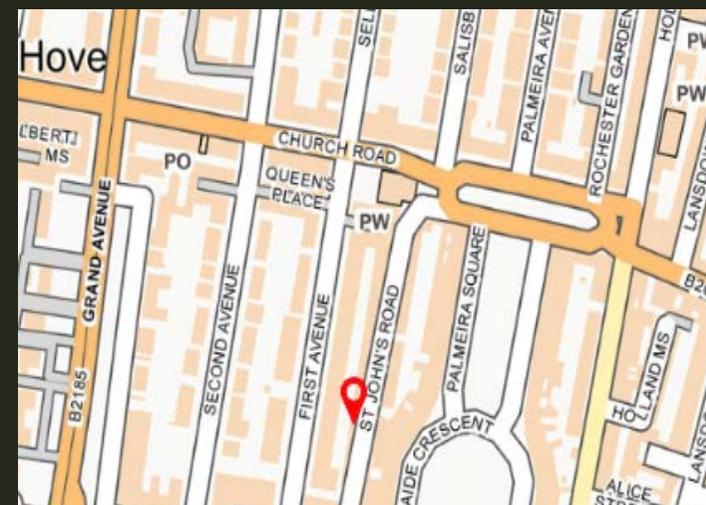
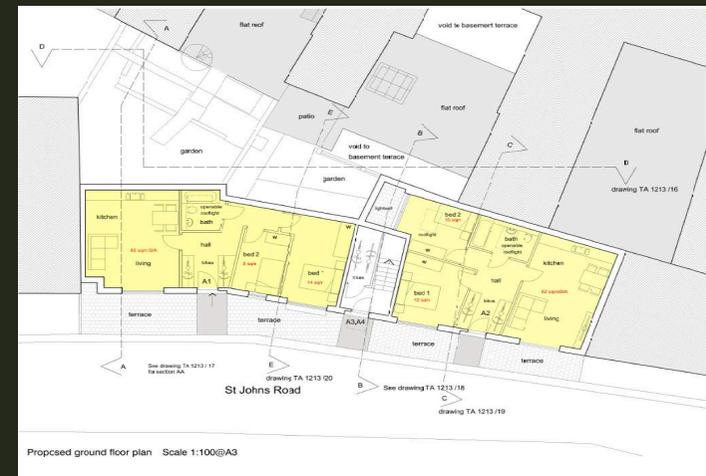
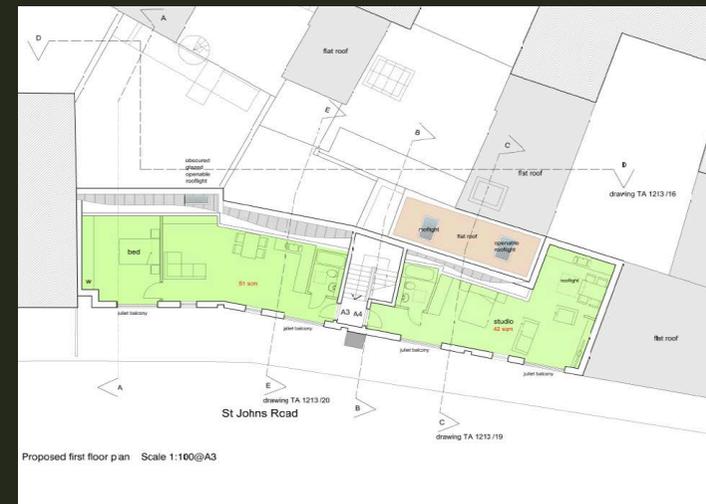
The Community Infrastructure Levy (CIL) payment relating to this development has also been negotiated with the Local Authority and has been agreed at £16,208.73.

**Offers invited in the region of £650,000 for the freehold interest**

Viewing by appointment with sole selling agent GRAVES SON & PILCHER LLP



01273 321 123 [www.gsp.uk.com](http://www.gsp.uk.com)



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.