

# Lot 20

By Order of the Executors

Land between Courtlands Road & Ringwood Road, Eastbourne, East Sussex BN22

**GUIDE PRICE: £7,000**



This site plan is for identification purposes only and does not form part of the contract

STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■

## UNUSUAL VACANT FREEHOLD SITE

This vacant freehold site that is predominately rectangular in shape occupies a site area of approx 0.32 hectares (0.79 acres) and has road frontage at two sides from Courtland Road and Ringwood Road. This site runs along the rear of neighbouring gardens in Moy Avenue on one side and an industrial site on the other side. The site forms part of the 'Horsey Drain' and may offer scope for a number of uses subject to obtaining any necessary planning consents that may be required. In our opinion there is the investment potential to break into strips for the owners of adjoining properties to potentially add rear parking or garaging to their existing properties. The site is situated close to Eastbourne Town Centre adjoining both commercial and residential areas. The site is sold with full vacant possession.

### ACCOMMODATION

Frontage to Courtlands Road – approximately 65 ft

Frontage to Ringwood Road – approximately 35 ft

Total length approximately 60 ft

### TENURE

Freehold

### LOCAL AUTHORITY

Eastbourne Borough Council: 01323 410000

### VENDORS SOLICITORS

Mr A Northey, Sharman Law, 88 Dunstable Road

Amphill MK45 2RJ. Tel: 01525 750750

### VIEWING TIMES

Open site for inspection at any time. Please be courteous to neighbours.