

Maresfield Park, East Sussex

An exclusive opportunity to purchase a building plot within a private estate close to the Ashdown Forest in East Sussex. Three plots with planning consent and build contracts are available to create three prestigious new homes.



Building Plots - Site Plan



Design and Build

Buyers are presented with an exclusive opportunity to build their own beautiful family home and have input into some of the internal specifications of the house such as kitchen and bathrooms.

Location

The plots are situated in the sought-after Maresfield Park, within the picturesque village of Maresfield in Sussex. The village benefits from several amenities including an 18th-century pub, as well as a general store and post office. Located on the southern edge of the Ashdown Forest, the area offers excellent walking and riding routes.

Maresfield benefits from good transport links, with mainline railway stations found nearby at Uckfield and Buxted, with services to London in just over 1 hour. The bustling town of Uckfield is just a 10-minute drive from the properties and offers a broad range of shopping and leisure facilities. The A22 provides access to the M25, central London and Gatwick airport.

Scandia-Hus

With the purchase of one of the plots at Maresfield Park comes the opportunity to work with the leading timber-frame home supplier, Scandia-Hus.

At Scandia-Hus we believe in providing our customers with quality products, a high level of service and flexibility. With fifty years of experience, we have gained a reputation for successfully combining the best of Swedish technology with British craftsmanship and style, resulting in over 5,000 energy-saving homes being built throughout the United Kingdom.

Typical Features of a Scandia-Hus Property Include:



Interior Example

- Open plan kitchen/dining/family room
- Luxury ensuites, spacious bathroom and shower room
- Ceramic tiles to kitchen and utility room floors
- Integrated appliances include oven, fridge, freezer, dishwasher
- Contemporary white sanitaryware with stylish chrome fittings
- Tiled walls and floors for bathrooms and en-suites
- Bespoke oak staircases
- Solid oak interior doors
- Down-lighters and light fittings throughout
- Triple-glazed windows
- Underfloor central heating with individual room thermostats
- PV panels with battery storage

Plot 1 = 1,440 sq. m / 0.35 acre



FRONT ELEVATION



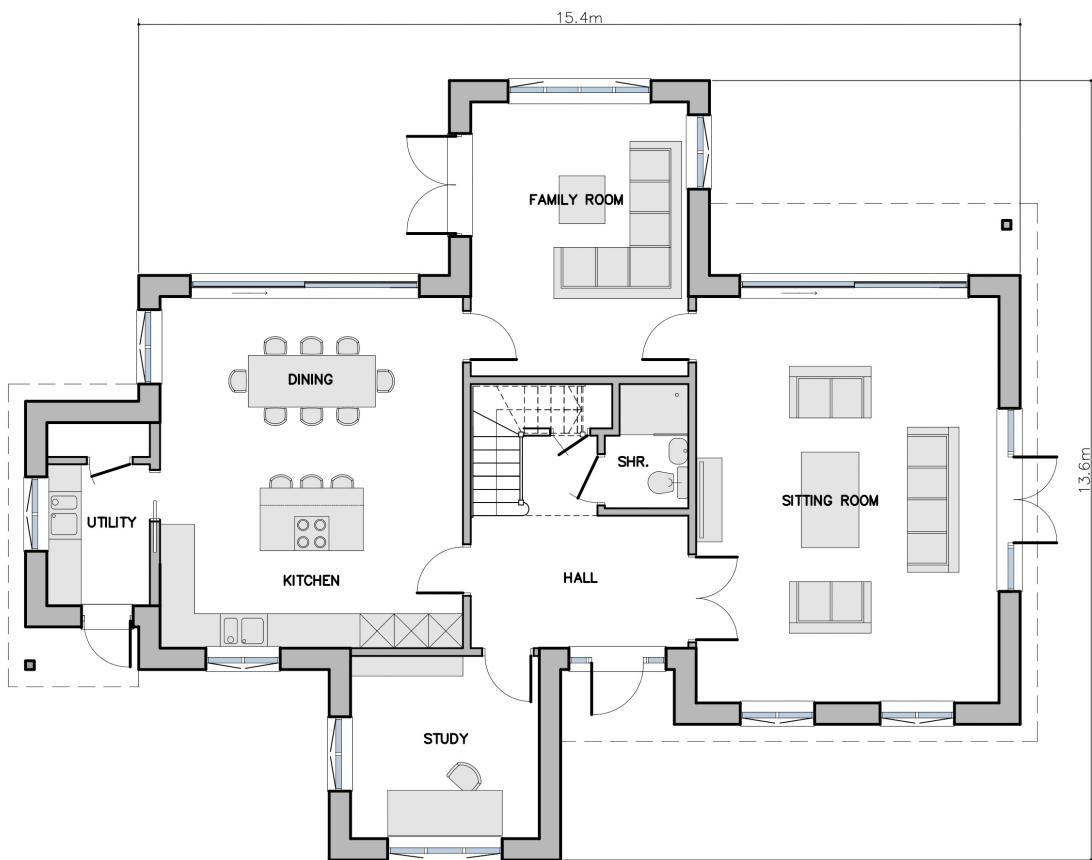
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN

EXTERNAL AREA: 148.5sq.m (1598sq.ft)

SITTING ROOM: 7.1x5.3m

FAMILY ROOM: 4.8x3.8m

KITCHEN/DINING: 6.1x5.3m

STUDY: 3.3x3.2m

UTILITY: 2.5x1.8m



FIRST FLOOR PLAN

EXTERNAL AREA: 123.2sq.m (1326sq.ft)

BEDROOM 1: 6x3.6m

BEDROOM 2: 3.8x3.5m

BEDROOM 3: 3.5x3.3m

BEDROOM 4: 3.3x3.2m

Plot 2 = 1,596 sq. m / 0.39 acre



FRONT ELEVATION



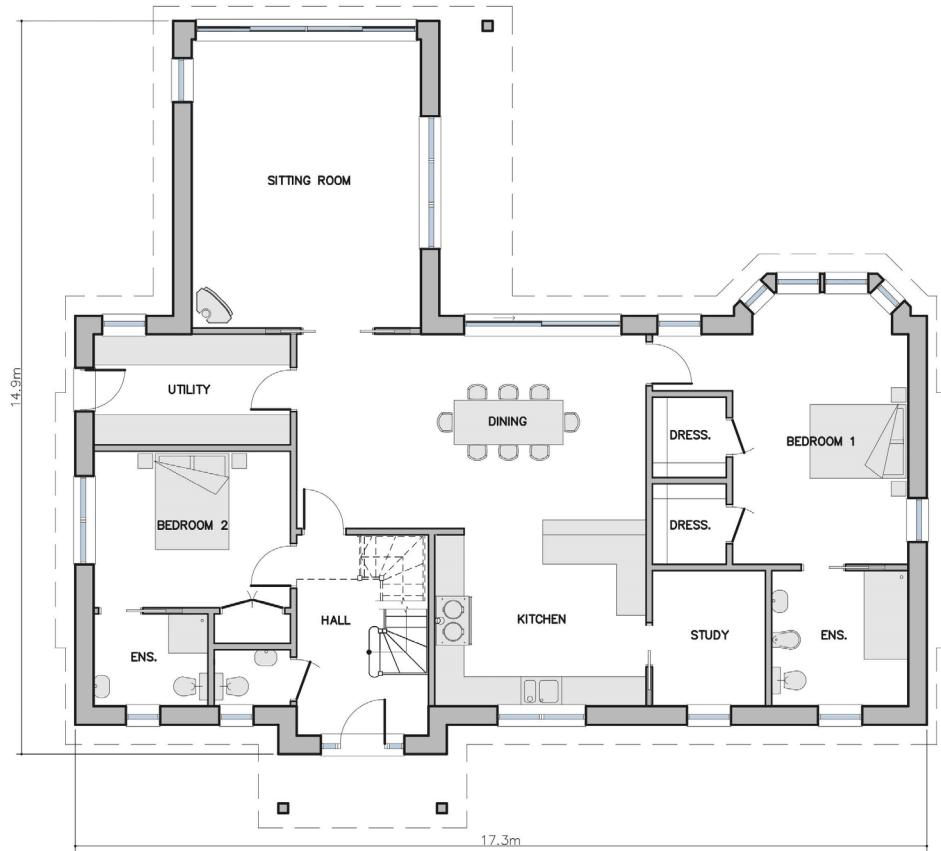
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FIRST FLOOR PLAN
 EXTERNAL AREA: 147sq.m (1582sq.ft)

BEDROOM 3: 5.4x3.8m
 BEDROOM 4: 4x4m
 HOBBY ROOM: 7x4.6m

Plot 3 = 1,520 sq. m / 0.37 acre



FRONT ELEVATION



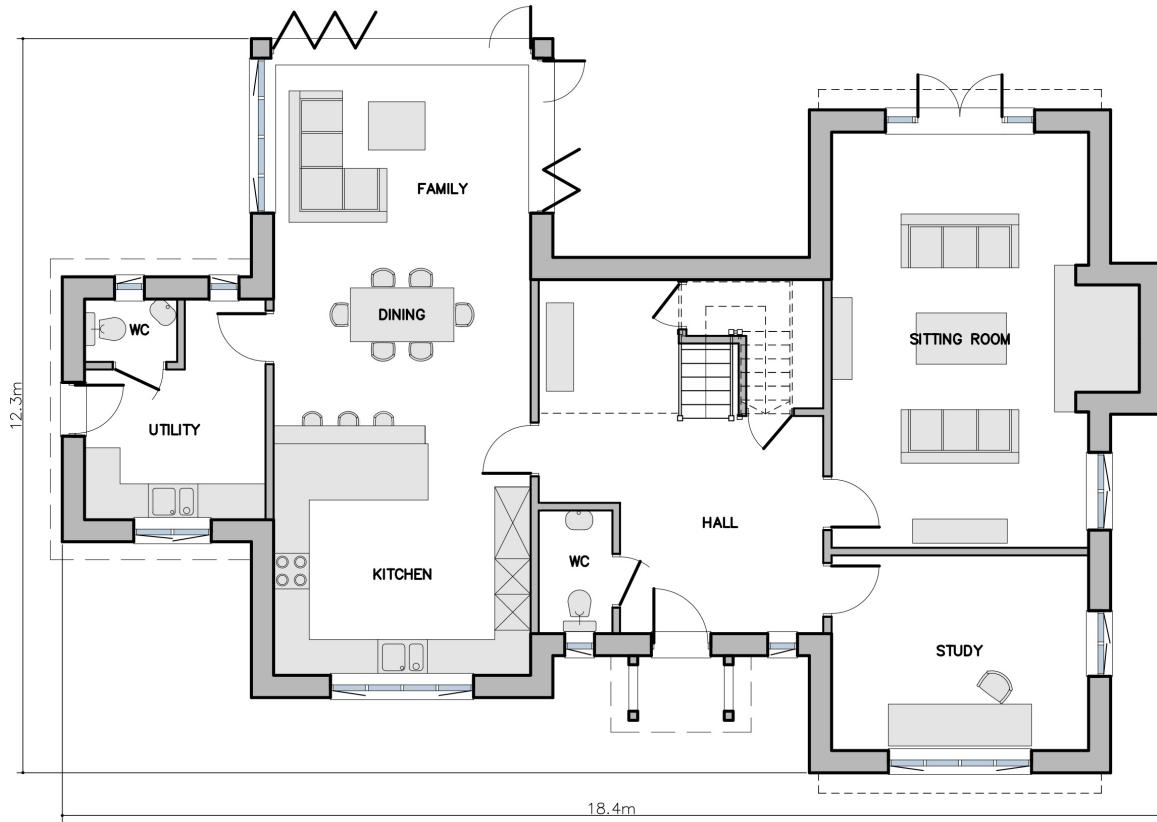
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN

EXTERNAL AREA: 156.8sq.m (1688sq.ft)

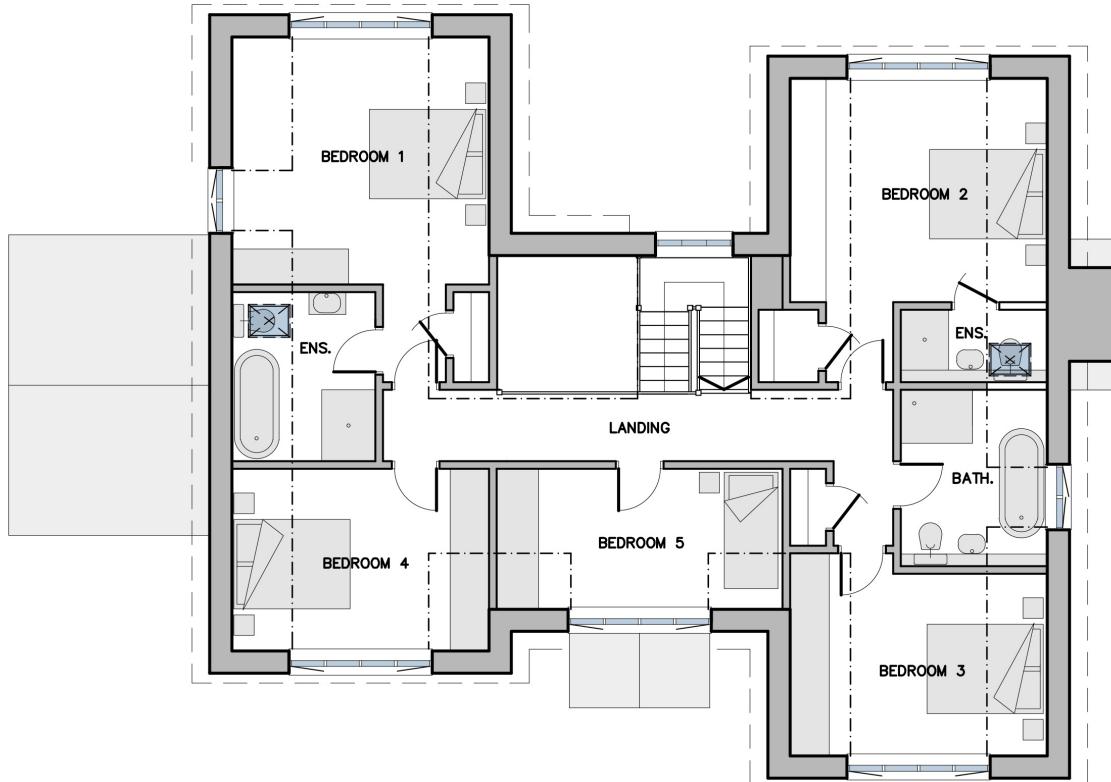
SITTING ROOM: 7x4.3m

KITCHEN: 4.3x3.9m

DINING/FAMILY: 6.5x4.4m

STUDY: 4.3x3.3m

UTILITY: 3.7x3m



FIRST FLOOR PLAN

EXTERNAL AREA: 145.7sq.m (1568sq.ft)

BEDROOM 1: 4.3x4.2m

BEDROOM 2: 4.3x3.8m

BEDROOM 3: 4.3x3m

BEDROOM 4: 4.3x3m

BEDROOM 5: 4.8x2.4m

Guide Build Costs

Build costs are based on a high specification and include the following:

	Plot 1	Plot 2	Plot 3
External Floor Area	2924 sq ft	3530 sq ft	3256 sq ft
Freehold Land Cost	£ 525,000	£ 550,000	£ 550,000
Building Set and Construction Cost	£ 810,000	£ 950,000	£ 900,000
Garage	£ 40,000	£ 50,000	£ 40,000
External Works (paths, driveway etc.)	£ 50,000	£ 50,000	£ 50,000
Service Connection Fees	£ 5,000	£ 5,000	£ 5,000
Renewables PV panels	£ 15,000	£ 15,000	£ 15,000
TOTAL GUIDE COST	£1,445,000	£1,620,000	£1,560,000

Guide build costs are based on potential buyers appointing a Main Contractor.

The prices quoted above INCLUDE the PC Sums for the following key items:

- Kitchen & Utility Units & Appliances
- Sanitary Ware
- Staircase
- Internal Doors
- Floor Tiles
- Wall Tiles

The potential purchaser can select key specification elements and the construction costs will be adjusted up or down to take into account the purchaser's choice.

ITEMS NOT INCLUDED:

- Legal costs of purchasing the site
- CIL costs (purchaser would be exempt if they live in the property as their main residence)
- Carpets or wooden floor
- Building Control fees
- Warranty fee
- Fitted wardrobes

All mains services are to be connected and council tax is to be assessed.

A predicted Energy Performance Certificate (EPC) will be prepared by Scandia-Hus.

Significant Stamp Duty saving, as duty is only paid on the land purchase.

The annual Maresfield Park Roads Association subscription, for use of the private roads within the estate, for households with one or more cars is currently £150, for households with no cars it is £70.

Further plans and details of the build contract are available on request.