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Land to the Rear of 116 Goldstone Crescent, Hove, BN3 6BF  
FOR SALE: IMPLEMENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY

# LOCATION



The site is situated to the rear of Goldstone Crescent within a well-established and highly sought-after residential area of Hove, close to a range of local amenities, schools, parks and transport connections.

The surrounding area comprises predominantly attractive residential accommodation, with Hove Station, Church Road, George Street and central Brighton all within convenient reach. The A27 and wider South Coast road network are also readily accessible.

The location continues to prove popular with owner occupiers, developers and investors alike, benefiting from strong underlying residential demand and excellent connectivity throughout Brighton & Hove and beyond.

## Description:

A rare opportunity to acquire a freehold residential development site in a highly sought-after Hove location, benefitting from planning permission granted under Planning Reference BH2023/01489 for the erection of a contemporary split-level detached dwelling.

The approved scheme comprises a well-designed two-bedroom detached dwelling extending to approximately 758 sq ft (70.5 sq m), together with associated private garden, front terrace and parking.

Foundations and preliminary site works have already been undertaken.

The proposed accommodation has been designed in accordance with Nationally Described Space Standards (NDSS) and provides for a high-quality residential scheme with dual aspect accommodation, generous bedroom sizes and private external amenity space.

The generous rear garden may also offer future potential for ancillary accommodation, a garden studio or annex structure, subject to all necessary consents and approvals.

The site is considered suitable for developers, builders, self-build purchasers and owner occupiers seeking a consented residential opportunity within Brighton & Hove.

Interested parties are advised to make their own enquiries in respect of all planning, structural, Building Control and technical matters relating to the existing works and proposed development.

## Key Features:

- Implemented Planning Permission (Ref: BH2023/01489)
- Freehold Development Opportunity
- Foundations & Preliminary Works Undertaken
- Sought-After Hove Location

## Price:

Offers in the region of £200,000

## Terms:

Offers are invited in excess of £200,000 for the freehold interest with the benefit of planning permission granted under Planning Reference BH2023/01489.

We understand that VAT is not applicable to the purchase price.

Further information, planning documentation and supporting information are available upon request.

Interested parties are advised to make their own enquiries in respect of all planning, structural, Building Control, legal and technical matters relating to the existing works and proposed development.

## VAT:

VAT is Not applicable

We understand that VAT is not applicable to the sale price. Interested parties are advised to make their own enquiries.



## Legal Fees:

Each party to bear their own costs

## Viewings:

Strictly via prior appointment through Sole Agents Graves Jenkins (t: 01273 701070).

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.









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