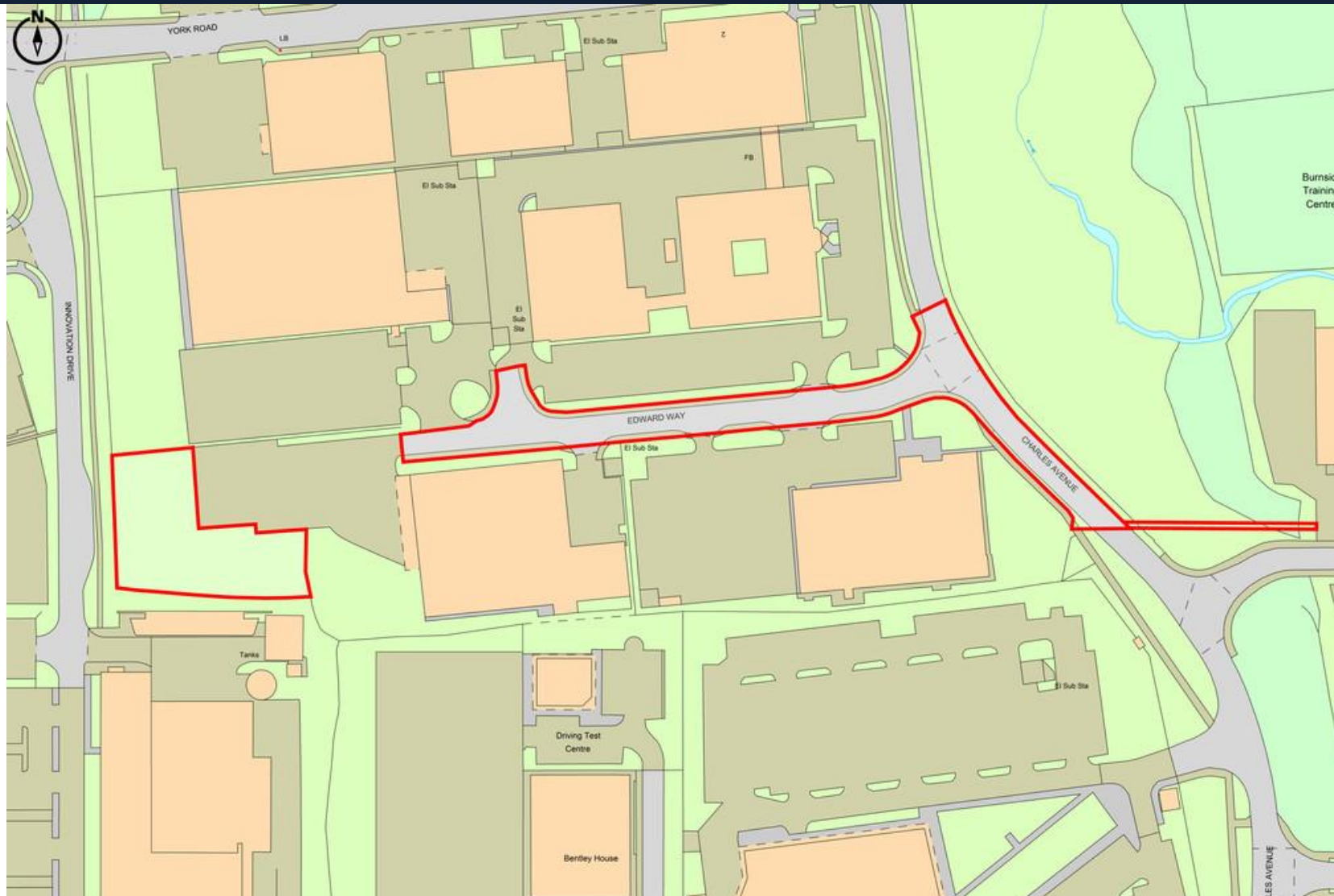# Nicholas James

- Freehold Land

- Three separate parcels

- Development potential subject to obtaining the necessary consents

Land at, Edward Way, Burgess Hill, RH15 9UA

Offers In Excess Of £95,000

Three separate freehold parcels of land located at Victoria Business Park, Burgess Hill. The 'L' shaped parcel, which measures approximately 0.366 acres, and the road known as Edward Way are held under title WSX95145. The slim piece of land off Charles Avenue is held separately under title WSX84994 although both titles are being sold in one transaction.

Three separate freehold parcels of land located at Victoria Business Park, Burgess Hill. The main parcel of L shaped land, measures approximately 0.366 acres. The two areas shown on the plan are held as two separate titles but are being sold together. The land is not being sold with the benefit of any planning consents but would suit future development. Access is via a right of way from Edward Way, over the neighbouring land. Buyers are advised to make their own enquiries and satisfy themselves in respect of future planning uses and the right of way.

Offers are invited in excess of £95,000 for the freehold interest of all three parcels of land held by our clients under the 2 separate titles of WSX84994 (Land lying to the North West of Albert Drive) & WSX95145 (2 parcels of land which are on Edward Way/ Charles Avenue & between Edward Way & Innovation Drive)

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