

31a Longhill Road, Ovingdean, Brighton, BN2 7BF

**Large existing 4 bed house on significant plot (0.5 acre)
with pre app for additional 3 bed dwelling**

FOR SALE



SITE SUMMARY - June 2025

Land and Development

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1. Introduction

This is an opportunity to acquire an attractive existing house (31a) sitting in large grounds, which provides an opportunity to construct a second property adjacent to the existing (subject to planning).

2. Site location

Ovingdean is a quaint village located in East Sussex, nestled along the southern coast. Situated just to the east of Brighton, and offering a peaceful contrast to the bustling city life nearby, Ovingdean is characterized by its scenic beauty, featuring rolling hills, farmland, and stunning views of the English Channel.

The village has a rich history, with its origins dating back to the Saxon period. It is home to the beautiful Ovingdean Grange, an iconic country house that adds to the area's historical charm, as well as a number of community clubs and societies, award winning Wild Flour Pizza, and the beautiful St Wulfran's Church, believed to be the oldest building in Brighton & Hove.

Ovingdean is well-connected by public transport, with bus routes to Brighton, making it accessible yet still offering a more rural, tranquil lifestyle. Its green spaces and coastal walks make it a lovely spot for outdoor activities, such as hiking and bird watching, all while offering a sense of serenity and natural beauty.

Longhill Road is a sought-after location, characterized by well-maintained homes, many of which are detached houses or bungalows with attractive gardens, contributing to the serene and spacious feel of the area. Local education includes independent schools - Roedean School and Brighton College - as well as nearby state schools - Longhill High, Ovingdean Nursery, and Saltdean Primary.

3. Site description & existing house

The site is approached via a private driveway accessed off Longhill Road and effectively comprises 3 plots/titles combined as 1 large 0.5acre plot with an extensive lawn area servicing the existing large 4 bed house (2,345sqft) and detached garage block and parking area.

The property benefits from views south/southwest across the channel.

4. Pre app for additional dwelling

The vendor has applied for and received pre app advice via their planning consultants for the construction of an additional 3 bed dwelling with study and west facing living space, to the south of the existing property, as shown on the plans overleaf (31b).

The submitted plans included some amendments to the existing property by removal of the “breakfast room” and garage block. The new dwelling would share the access road, and both properties would have 2 car spaces (replacing the exiting garage block).

The pre-app result was generally positive for the additional unit and the principle of the new residential dwelling was considered acceptable subject to a full assessment of the access provisions.

The existing dwelling and proposed new dwelling are shown on the plans overleaf as 31a & 31b respectively.

The site has further potential subject to providing suitable access.

The existing house is currently 2,345 sqft (3016sqft GIA with garage).

The site is under the jurisdiction of Brighton & Hove City Council.

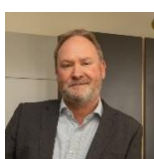
5. Structure of purchase/tenure

This is a sale of the freehold interest with vacant possession.
Usual timeframes are expected.

The guide price is £1,250,000 - £1,500,000.

The vendor is able to offer a private loan to a purchaser if required.

6. Further contact and site visits



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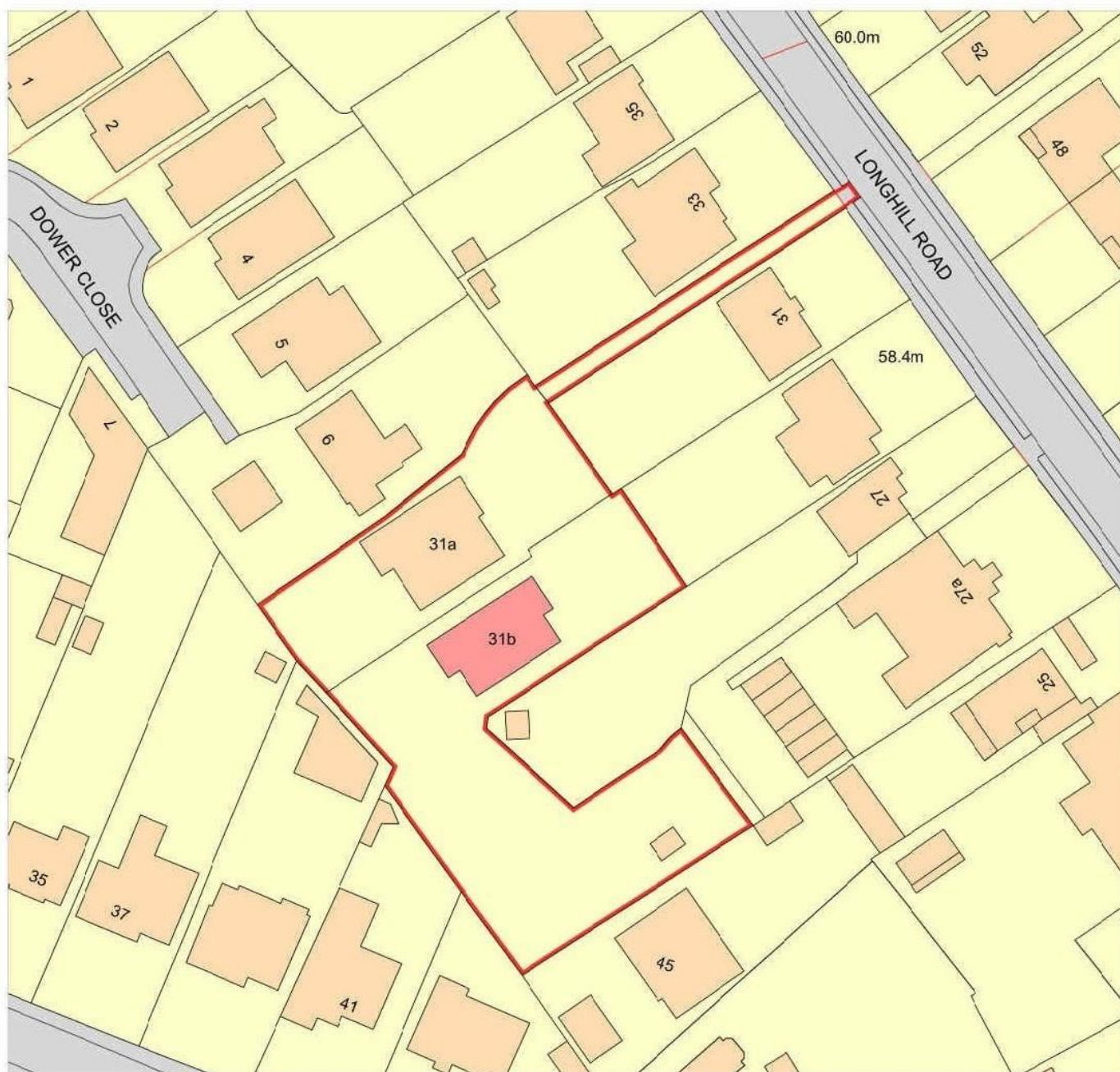
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Proposed block plan

All images, plans, boundaries and measurements shown are for identification only, and are not to scale.



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Proposed ground floor plan
Scale 1:100 @A3



Proposed first floor plan
Scale 1:100 @A3

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Proposed side / south elevation / section BB
See drawing 10 for section references



Proposed front / east elevation / section AA
See drawing 10 for section references

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