



On the instructions of East Sussex County Council

An excellent re-development opportunity of a former resources facility being approx. 12,000 sq. ft GIA and set in grounds of approx. 0.4 H/A (1acre). Considered ideal for a number of uses subject to any planning consents that may be required



## Former Resources Facility

1 Southview Close  
Crowborough  
East Sussex  
TN6 1HH

**For Sale**

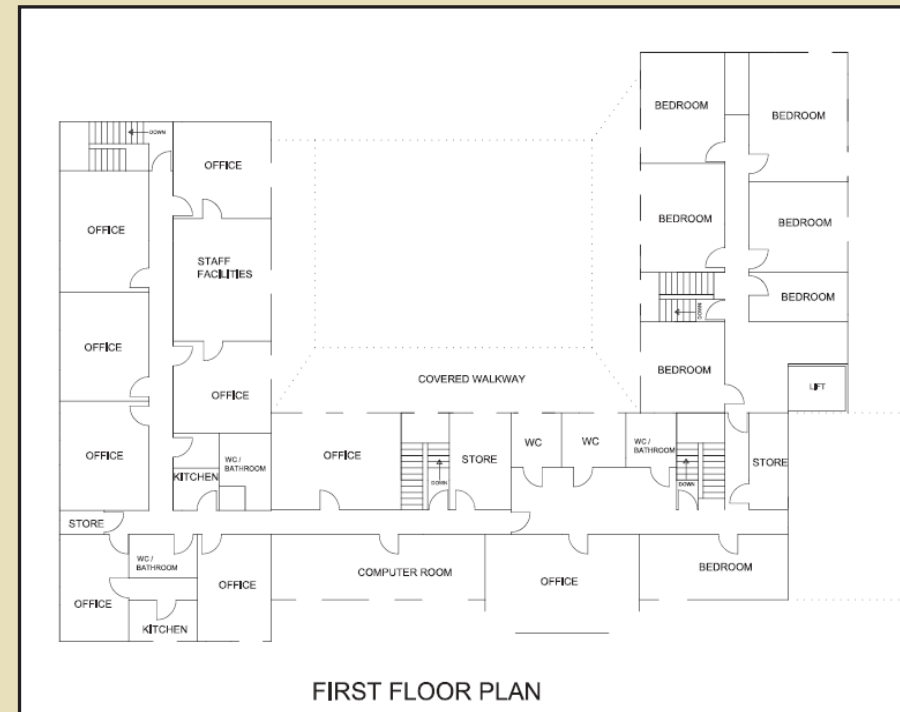
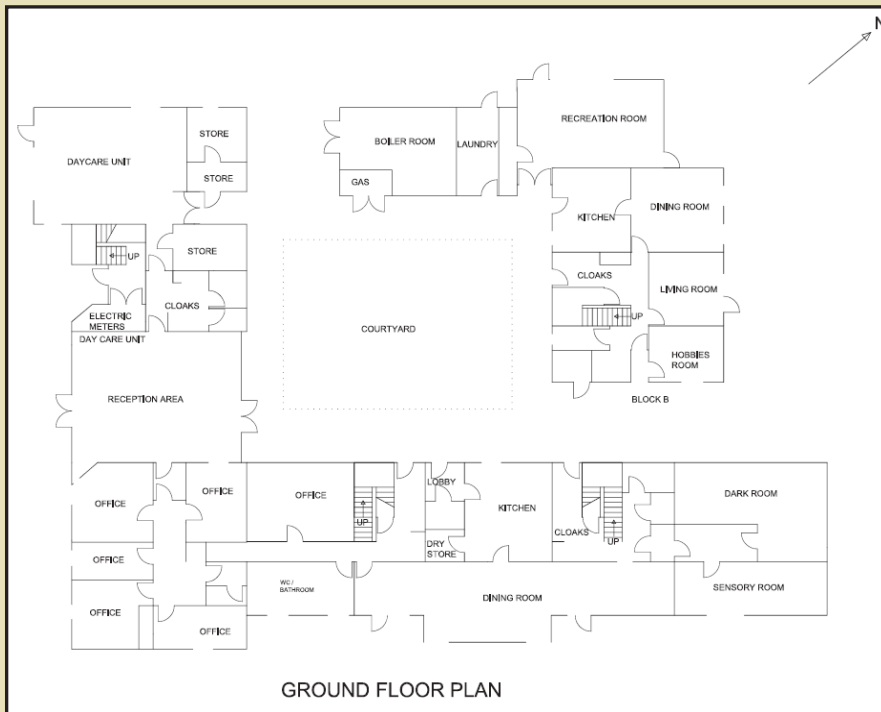
## Site Description

The site extending to approx. 0.4 H/A (1 acre) is slightly irregular in shape and includes the road within the Title.

Currently the site which has a large frontage to Southview Close is occupied by a late 1970s purpose built resources facility of approx. 12,000 sq.ft (GIA) which includes care home, day centre & offices. There is a lift to the 1st floor.

The building having a central courtyard is two storey in height, built of brick under a double interlocking tiled roof

There are currently some 20 car parking spaces with a garden/open space area.



## Location

The site is situated in a pleasant mainly residential area with Crowborough memorial hospital opposite, which caters for minor injuries, intermediate care and is some 0.7 miles from the town centre.

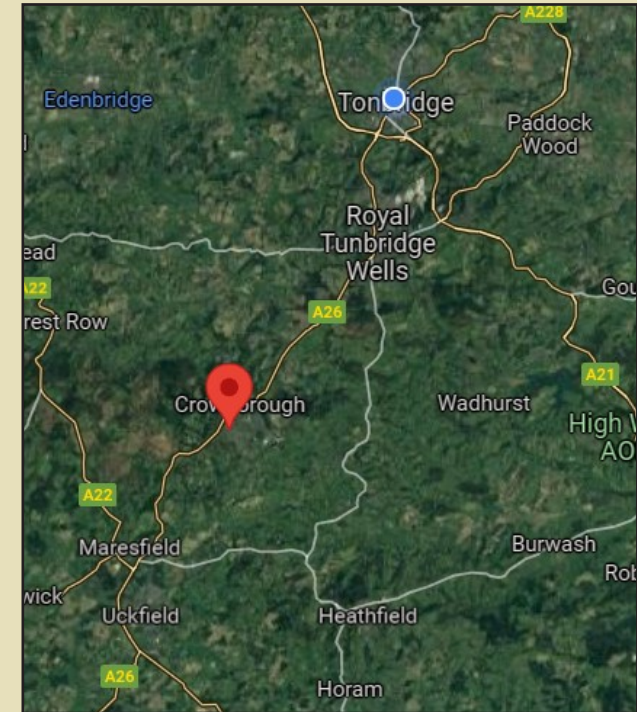
Crowborough is a thriving town being the largest in East Sussex and situated on the Kent border with Tunbridge Wells being approx. 7 miles distant.

The High Street provides a multitude of shops, restaurants, cafes with a good range of supermarkets on the outskirts.

The town has a wide range of schools & nurseries for all ages, with many sporting facilities including leisure centre, tennis and squash courts, Crowborough Beacon golf club, rugby & football clubs.

The famous Ashdown Forest covering an area of approx. 10 sq. miles and in an area of outstanding natural beauty is within a few minutes drive.

The closest railway station is approx. 2 miles, situated at Jarvis Brook, which provides trains to London Bridge & coastal towns.



## Planning

The existing building covers user classes C2 & B1, but as the site is within a predominantly residential area it is considered it may be suitable for residential development subject to any necessary planning consents that maybe required.

Interested parties should make their own enquiries with the local planning authority :-

Wealden District Council, Vicarage Lane, Hailsham, East Sussex, BN27 2AX. Tel 01323 443322

## Services

We have not carried out any service enquiries however we understand all main services are available to the site, but any intending purchasers must make their own enquiries to the relevant statutory authorities in respect of availability and capacity.

## Tenure

The site will be sold freehold with vacant possession on completion.

## Note

Please note that the area edged and hatched blue on the indicative site plan is not included in the sale.

It should be noted that the access road is currently unadopted and will be sold as such.

## Price

Offers invited for the freehold

## VAT

The sellers have elected not to charge VAT on the sale

## Viewing

The site may be viewed externally at any reasonable time during daylight hours but **internal viewings will be strictly by prior telephone appointment only** on Wednesday 9th November and Thursday 17th November.

The property is not being used for active service, and is being occupied by guardians.

## Method of Sale

Offers are invited for the freehold, subject to contract only.

**The latest date for offers to be received will be by noon on Tuesday 6th December 2022**

Bids must be made in writing on Company letter headed paper and addressed to Peter Randall, RPC Land & New Homes, 158 High Street, Tonbridge, Kent, TN9 1BB, email [p.randall@rpcland.co.uk](mailto:p.randall@rpcland.co.uk).

In submitting you bid please provide the following information:-

1. Offer price for the property.
2. Details of any conditions attached to the bid.
3. Details of due diligence required prior to exchange of contracts.
4. Confirmation of funds.
5. Details at what level the bid has been authorised and what further authorisation if any is required.

## Note

The sellers reserve the right not to accept the highest or any bids received.

## Agents Details

Peter Randall

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB



## Misrepresentation Clause

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Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.