

On the Instructions of East Sussex County Council

**A Former Primary School Providing an Exciting Residential Redevelopment Opportunity (Subject to All Necessary Consents) Set in Grounds of approx. 0.55 h/a (approx.1.377acres) and situated in Pleasant Rural Location**



**Land and Buildings Known as**

Former Broad Oak Primary School  
Scotsford Road  
Broad Oak, Heathfield  
East Sussex TN21 8UD

**For Sale**

## Site Descriptions

The Main School Building is circa 453 sqm GEA. It was built in the 1930s with later extension and comprising single storey detached school and 4 classrooms, communal kitchen and staff room.

In addition the Former Headmaster's House is situated on the South East Corner of the site, and is an attractive two storey detached residential property, built in the same period of brick with pebble dash elevations under a tiled roof.

The accommodation comprises:-

Entrance hall, sitting room, kitchen/diner, hall, landing with shower cubicle off, full landing with separate w/c off, 3 bedrooms

The property is in need of full modernisation with either the small bedroom converted to a bathroom or bathroom extension.

Outside: The land slopes from East to West with the main access from Scotsford Road and pedestrian access from Street End Lane which has mature trees bordering the boundary.



## Location

This former school site is situated in the pleasant rural location of Broad Oak, Nr Heathfield, which currently provides a village store and post office, for everyday needs, hairdresser, garage and village hall.

It is situated between the coastal town of Eastbourne and Tunbridge Wells, both being approx. 16 miles.

The thriving market town of Heathfield is about 1.5 miles, providing a wide range of shops and other facilities, including, various super stores, restaurants, bank, post office, schools for all ages, parish church, leisure centre and sporting activities.

The historic village of Mayfield, mentioned in the Domesday Book, is approx. 4 miles distant, with its beautiful 16th/17th century architecture, good selection of shops, cafés, restaurants, various schools, places of worship, public houses and hotel.



## Planning

The site sits within the Wealden District Council jurisdiction and we understand informal discussions had taken place and in principal they would be receptive to considering residential development on the school site, particularly as it is bounded to the North and South by existing residential development.

We have not made any enquiries with the planning authority, and any interested parties must make their own enquiries to satisfy themselves as to any potential redevelopment schemes subject to the necessary planning consents.

See Links below:

[Wealden District Council](#)

[Planning and Building Control - Wealden District Council - Wealden District Council](#)



## Services

We have not carried out any service enquiries, but understand, mains, electricity, water, and drainage are available in the area. Interested parties will make their own enquiries in respect of availability and capacity.

## Tenure

The site will be sold Freehold with Vacant Possession on Completion

## EPC

Energy performance certificate (EPC) at <https://find-energy-certificate.service.gov.uk/energy-certificate/9990-6908-0175-8140-1000>

Display energy certificate (DEC) recommendation report at <https://find-energy-certificate.service.gov.uk/energy-certificate/0960-0125-8079-0492-8092>

## VAT

The Sellers have elected not to charge VAT on the sale.

## Price

Offers are invited for the Freehold for the property as a whole or alternatively excluding the Former Headmaster's House, for which separate offers would be considered.

## Bid Date

The latest date for offers will be by noon on Tuesday 18th February 2025

Bids must be in writing on company letter headed paper accompanied by sketch schemes and addressed to Peter Randall, RPC Land, 158 High Street, Tonbridge, Kent TN9 1BB [p.randall@rpcland.co.uk](mailto:p.randall@rpcland.co.uk)

## Method of Sale

RPC Land are instructed to invite offers for the freehold as a whole subject to contract on the following basis:

1. An outright purchase subject to contract only.
2. An offer subject to the purchaser at their own expense obtaining satisfactory planning consent/s.

**In respect of Subject to Planning Offers, interested parties should provide the following information:**

- a. Price Offered.
- b. An indication of size of development together with sketch scheme.
- c. Anticipated timescales required.
- d. Level at which the bid has been authorised.

## Viewing

There will be three viewing days on Thursday 16th January 2025, Wednesday 29th January 2025, Wednesday 12th of February 2025. Viewing buildings internally will be by strict appointment only and between the hours of 11am to 2pm. For an appointment please telephone our office 01732 363633 or alternatively Peter Randall direct at 07932 015233.

If any of the above timings are inconvenient alternative arrangements may be made.

## Notes

The owners will not allow any contract to be transferable to a third party.

The owners reserve the right not to accept the highest or any bid.

**Peter Randall**

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

RPC Land & New Homes Ltd

158 High Street

Tonbridge



## 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.