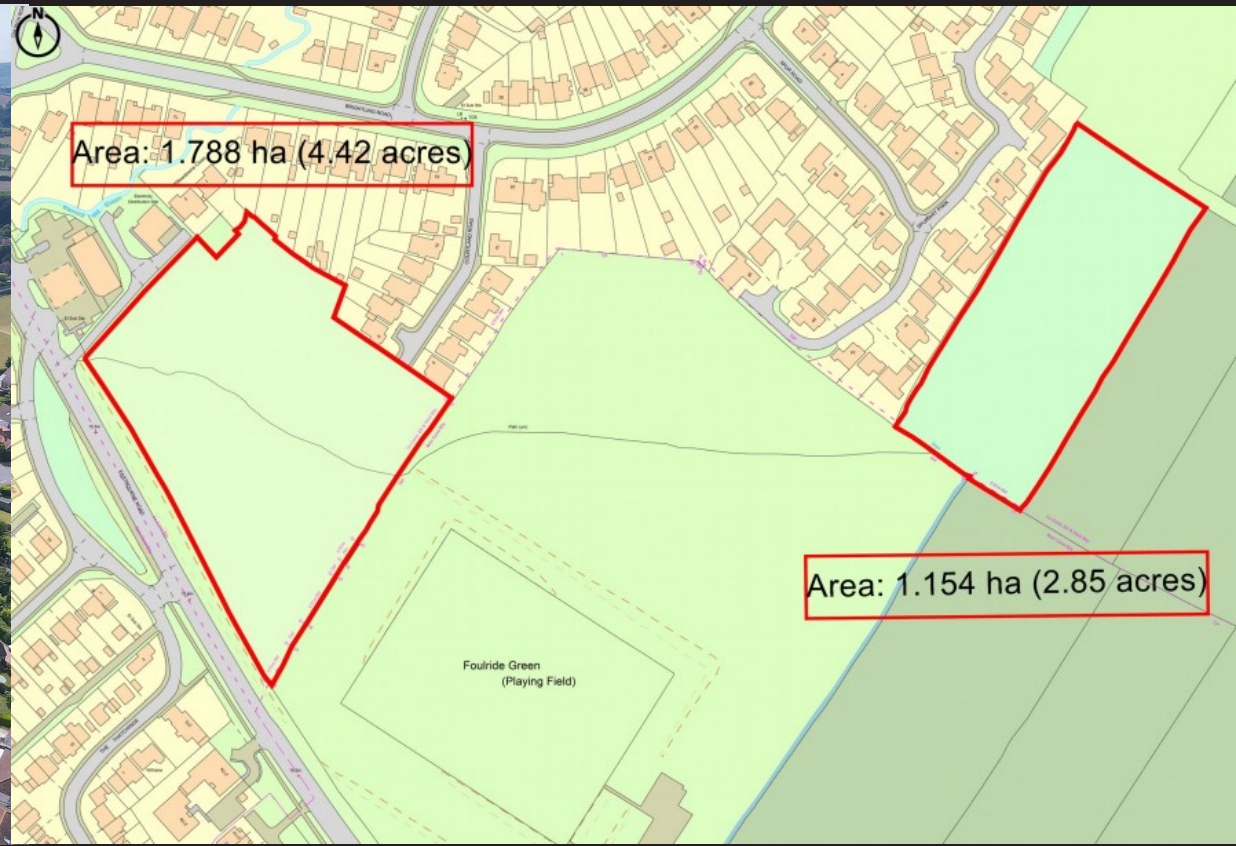


On the Instructions of East Sussex County Council

Two Interesting Development Opportunities (Subject to all Necessary Consents) Two Former Playing Fields being approx. 2.94 ha (7.27 acres). The Sites are conveniently situated on the edge of the town, and located just a short distance from the attractive South Downs National Park



Land Known as

**Former Hindslands Playing Fields
Eastbourne Road
Polegate
East Sussex BN20 9NU**

For Sale

Site Descriptions

Parcel A is approx. 1.788 ha (4.42 acres) was a former playing field, is roughly rectangular in shape and is currently heavily overgrown with brambles, scrub and self seeded saplings.

The Western boundary has a substantial frontage to the Eastbourne Road (A2270) with a mature tree belt, which we understand is subject to a Tree Preservation Order.

Possible access to the site may be obtained through Courtland Road (subject to planning), which is a pleasant residential cul-de-sac. Ground levels are generally consistent with Courtlands Road and gently sloping towards the South.

Parcel B is approx. 1.15 ha (2.85 acres) is rectangular in shape, generally flat and overgrown with brambles, scrub, self seeded saplings and bounded by mature trees. It appears there is a TPO on some/all of trees under (TPO [Polegate] no.431985) The site is landlocked for vehicular access but may be viewed via a footpath off Spurway Park.

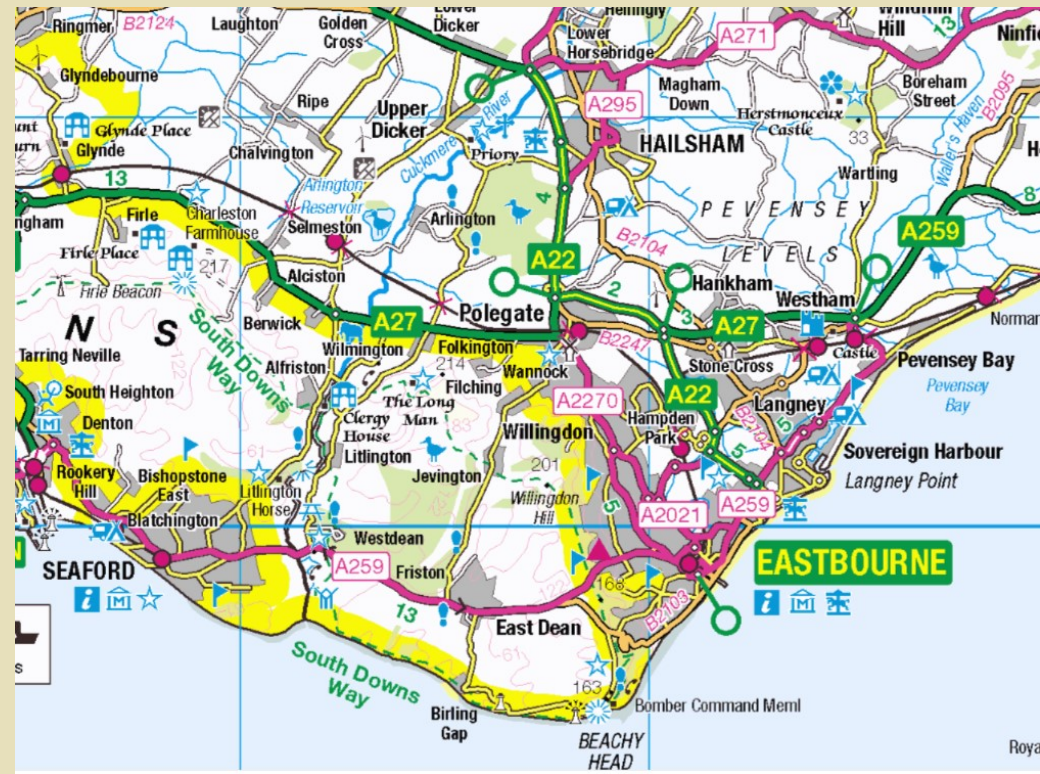


Location

The sites are situated on the Southern outskirts of Polegate, a small town of approx. 13,000 residents with a High Street providing various shops for everyday needs, public houses, with churches and Primary School nearby. The stunning South Downs National Park adjoins the town of Polegate which has excellent road accessibility via the A2270 Eastbourne Road. This gives access to the A27 trunk road and the A22 approx. 2 miles distant. London is located approx. 60 miles to the North, while the popular coastal town of Eastbourne is circa 5 miles to the South and the ancient market town of Hailsham is some 4 miles to the North.

The local railway station is a short walking distance, providing access via Eastbourne to the coastal towns, Lewes, Ashford and London Victoria.

There are also excellent bus services passing along the Eastbourne Road offering excellent connectivity to Eastbourne, Hailsham, East Grinstead, Heathfield and Tunbridge Wells.



Planning

Parcel A is considered ideal for residential development, although other uses may be appropriate, (subject to all necessary consents) and has been considered by Wealden District Council in their Local Plan preparations. This plan was withdrawn in 2019 and is currently undergoing further reviews.

Parcel B was actively promoted for development in the past and currently together with **Parcel A** forms part of the wider SD4 Strategic Development Area in the Adopted Wealden Core Strategy 2013.

However, the adjoining site has recently been granted Outline Planning consent on appeal as part of a major urban expansion, mixed use development scheme. East Sussex County Council commissioned DHA Planning Consultants to assess the planning potential of the site. Their comprehensive report, together with an ecological study undertaken by Biodiversity Advanced Ltd may be downloaded from our website www.rpcland.co.uk

Method of Sale

RPC Land are instructed to invite offers for the freeholds of both parcels 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.
3. An offer from interested parties to enter into a Promotion Agreement with the Owners.

In respect of options 2 and 3 we require the following information:

- a. Price Offered
- b. Any Overage over the submitted scheme
- c. Any indexation on the offer
- d. An indication of size of development together with sketch scheme.
- e. Anticipated timescales required.
- f. Level at which the bid has been authorised.
- g. Any offer made must be from a company with substantial funds and a proven track record.

Bid Date

The latest date for offers will be by noon on 9th May 2023.

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

Tenure

The site will be sold Freehold with Vacant Possession on Completion

VAT

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

Viewing

Parcel A may be viewed at any reasonable time during daylight hours at the viewers risk, with access Via Eastbourne Road.

Parcel B may be viewed at any reasonable time during daylight hours via a footpath form Spurway Park. Upon entering Spurway Park continue to the T junction, turn right and the footpath will be found on the left hand side. Follow the footpath the left where the site entrance will be found.

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.



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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These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

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Prices and rents quoted in these particulars may be subject to VAT in addition.

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The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

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.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.