

An excellent residential development opportunity with detailed planning consent for the erection of 35 apartments (No Affordable) within easy walking distance of High Street



Land Known as Burfield Valley

Off Reef Way
Hailsham
East Sussex
BN27 1EW

For Sale

Site Description

The site extends to approx. 0.39h/a (0.97acre) is generally triangular in shape sloping approx. 7.5 metres from south to north. The site is bounded along the southern and eastern boundaries by hedgerow and overlooks playing fields to the north.

Location

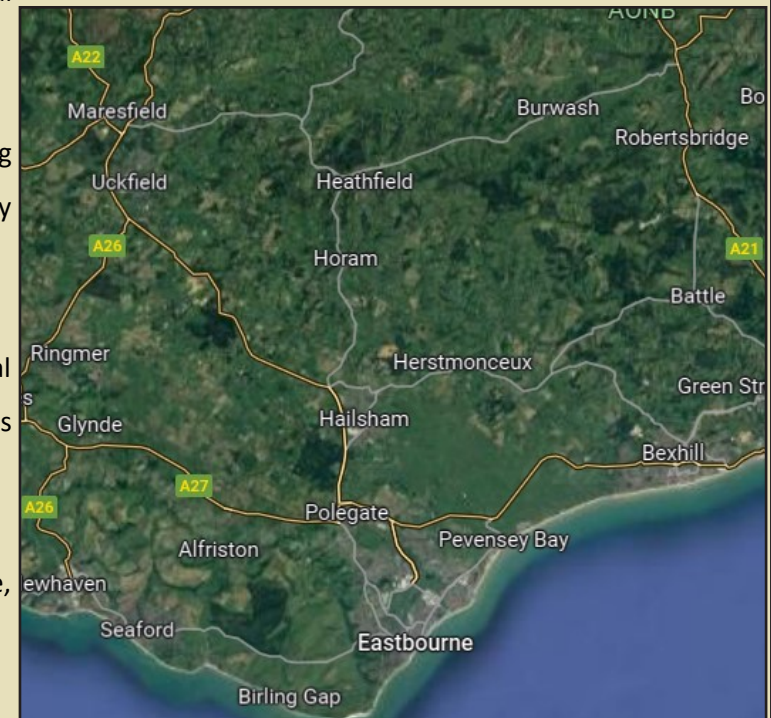
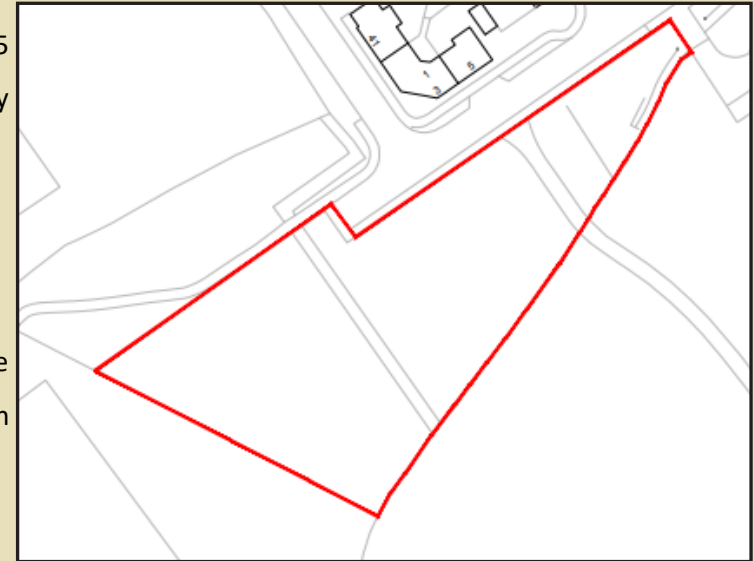
The site, overlooking existing attractive residential development to the front and open space to the east is situated approx. 0.12 mile from the Town centre and is within easy walking distance via an adjoining footpath.

Hailsham provides a host of facilities, with the main shopping area being developed along the High Street and George Street. There are various local and national shops, restaurants, several supermarkets, pubs and places of worship.

The area is well served by several primary schools, a secondary school, excellent leisure and sporting facilities including football, cricket, swimming pool, gym, fishing, horse riding and excellent country walks, especially along the South Downs.

There are excellent road connections via the A22/A27 which provide access to the popular coastal resort of Eastbourne (7 Miles), Lewes (11 miles), which is the County Town of East Sussex, and access to the M25 onwards to London.

Polegate railway station is just over 3 miles distant, with rail services operating to Eastbourne, Hastings, Brighton, Lewes, London, Tunbridge Wells, and Gatwick Airport.



Planning

A resolution to grant a detailed planning consent was made by Wealden District Council for planning application WD/2018/0122/MAJ subject to various conditions and the signing of a section 106 agreement.

Section 106 Agreement

The Sellers are awaiting final signature to the S106 agreement which will be available upon request. For the purpose of making any offer assume a total contribution of £114,921.95 index linked.

CIL

The Purchaser will be responsible for any CIL Payments.

Consented Scheme

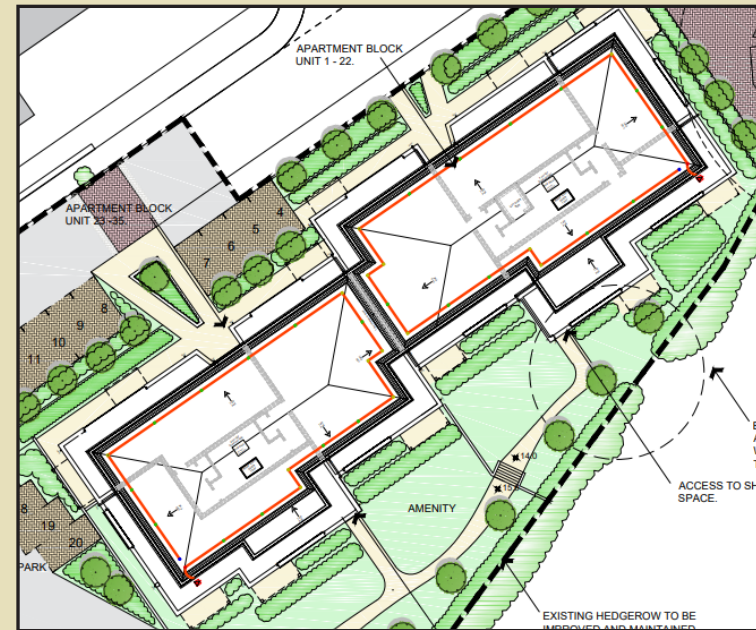
The proposal is a detailed planning consent for 35 apartments set across three and four storey's utilising the gradient of the site, so that the southern section will be three storey and the northern section will be four storey.

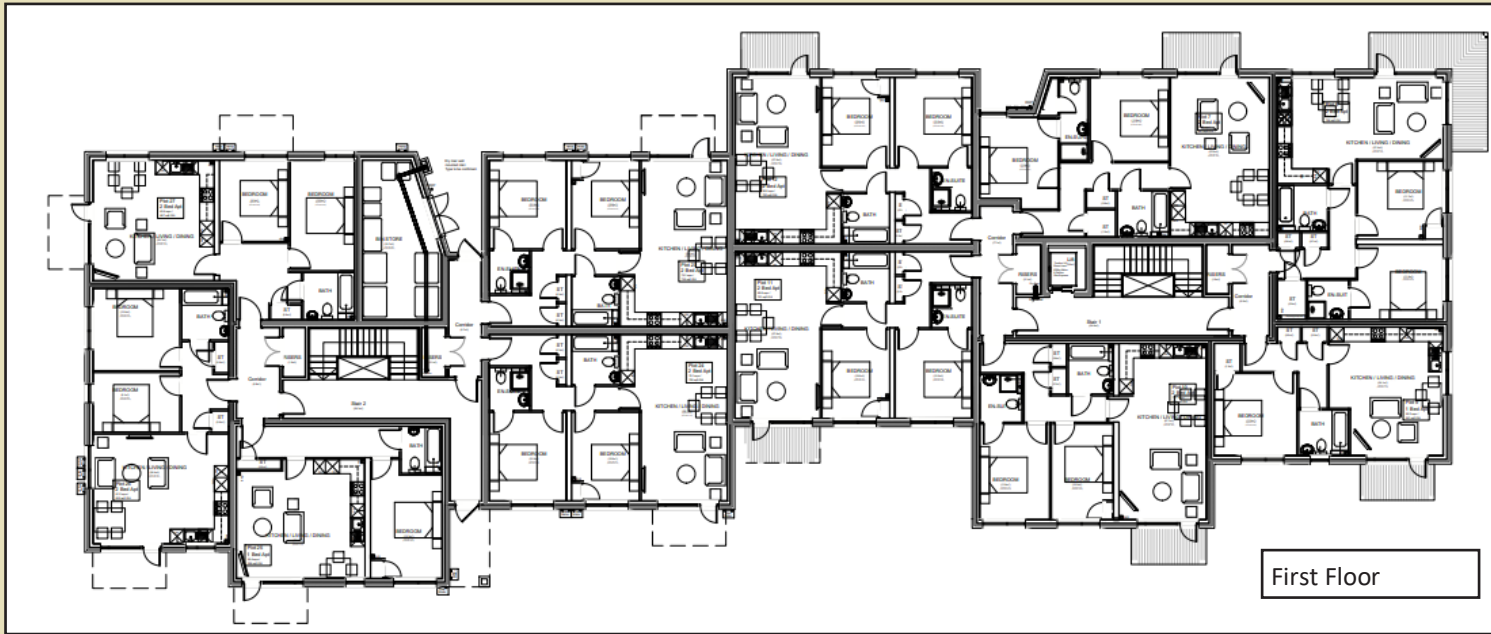
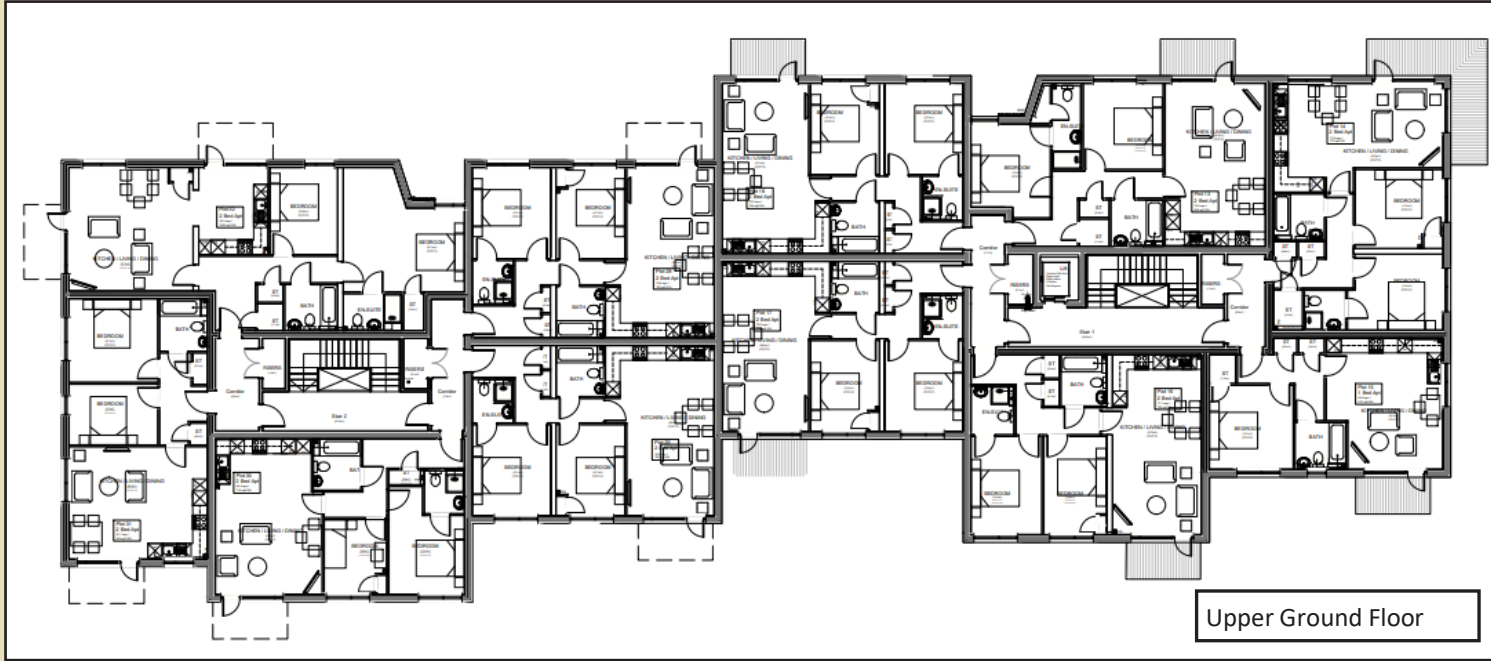
There is a mix of accommodation providing some 9 x 1 bedroom, 25 x 2 bedroom and 1 x 3 bed units within an overall area of approx. 2,861 sq metres. Some of the apartments will have balconies or a small terrace, with the second-floor apartments having roof top gardens. All will benefit from a lift at either end of the building.

There will be 48 car parking spaces, 13 of which will be unallocated for visitor parking. There will also be secure storage for 35 cycles.

Note

The scheme is not subject to any affordable dwellings.





Services

We have not carried out any service enquiries, but understand, mains, electricity, water and drainage are available in the area.

Interested parties should make their own enquiries in respect of availability and capacity.

Tenure

We understand the site will be sold freehold with a clear title, and vacant possession on completion.

Price

Offers invited for the freehold

VAT

The sellers have elected not to charge VAT on the sale

Viewing

The site may be viewed at any reasonable time during daylight hours

Method of Sale

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

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

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



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