

FOR SALE



A FANTASTIC OPPORTUNITY TO ACQUIRE TWO LOTS WITHIN TWO MILES OF EACH OTHER IN EAST SUSSEX.

POTENTIAL FOR RESIDENTIAL DEVELOPMENT OF C.46 UNITS (SUBJECT TO PLANNING).



0.83 hectares (2.20 acres)

LOT 1: LAND AND BUILDINGS ADJACENT TO THE FORMER HELLINGLY HOSPITAL SITE, HAILSHAM, BN27 4ER



1.32 hectares (3.26 acres)

LOT 2: LAND AND NURSERIES ADJACENT TO AMBERSTONE HOSPITAL, NEW ROAD, HAILSHAM, BN27 4HX

SUMMARY OF OPPORTUNITY

WE ARE DELIGHTED TO PRESENT TO THE MARKET TWO ATTRACTIVE LOTS THAT PROVIDE AN EXCELLENT OPPORTUNITY TO DELIVER A RESIDENTIAL DEVELOPMENT AND/OR A CARE HOME / SHELTERED HOUSING SCHEMES. BOTH LOTS ARE SITUATED IN CLOSE PROXIMITY TO THE HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY AND THE SOUTH DOWNS NATIONAL PARK. THE FREEHOLD OF BOTH LOTS ARE BEING OFFERED TO THE MARKET.

WE ARE INVITING BIDS FOR THE LOTS ON A STANDALONE BASIS AS WELL AS COMBINED BASIS.



SITE LOCATION

Lot 1 is located north of The Drive, which is reached from the junction between Grove Hill and Park Road. Lot 1 is adjacent to Ancient Woodland. Lot 2 is located 2 miles southeast of Lot 1. Lot 2 can be accessed via Featherbed Lane which is reached via the A217. Both sites fall within the jurisdiction of Wealden District Council and the surrounding area is predominantly ancient woodland, agricultural land and residential dwellings.

Nearby Hailsham offers shops, cafés, pubs and restaurants. There is a theatre, a leisure centre with swimming pool and the choice of three supermarkets. The A22 links Hellingly to Eastbourne in 20 minutes and Brighton in 35 minutes via the A27. The nearest railway station is Polegate, 7 miles south of Lot 1 and 5 miles south of Lot 2 providing direct services to London Victoria in circa 1 hour 22 minutes travel time, Brighton in 30 minutes and Gatwick Airport in 50 minutes.



SITE DESCRIPTION

LOT 1

There are two existing buildings; the vacant and derelict **Homestead building** – a former inpatient unit – and **The Chapel**. This Lot also includes a **disused tennis court** and **hard standing** currently used as a car park. Vehicular access to the site can be gained via two points on The Drive. **Lot 1 extends to approximately 0.83 hectares (2.20 acres).**

LOT 2

The site currently comprises a horticultural nursery containing **a number of greenhouses, grasslands** and a number of **mature trees**. Amberstone Hospital is *not within the scope* of this opportunity and remains as an operational clinical facility. **Lot 2 extends to approximately 1.32 hectares (3.26 acres).**





LOT 1

LOT 2

SURROUNDING CONTEXT

TRANSPORT

- 1 POLEGATE STATION

SOCIAL & SHOPPING

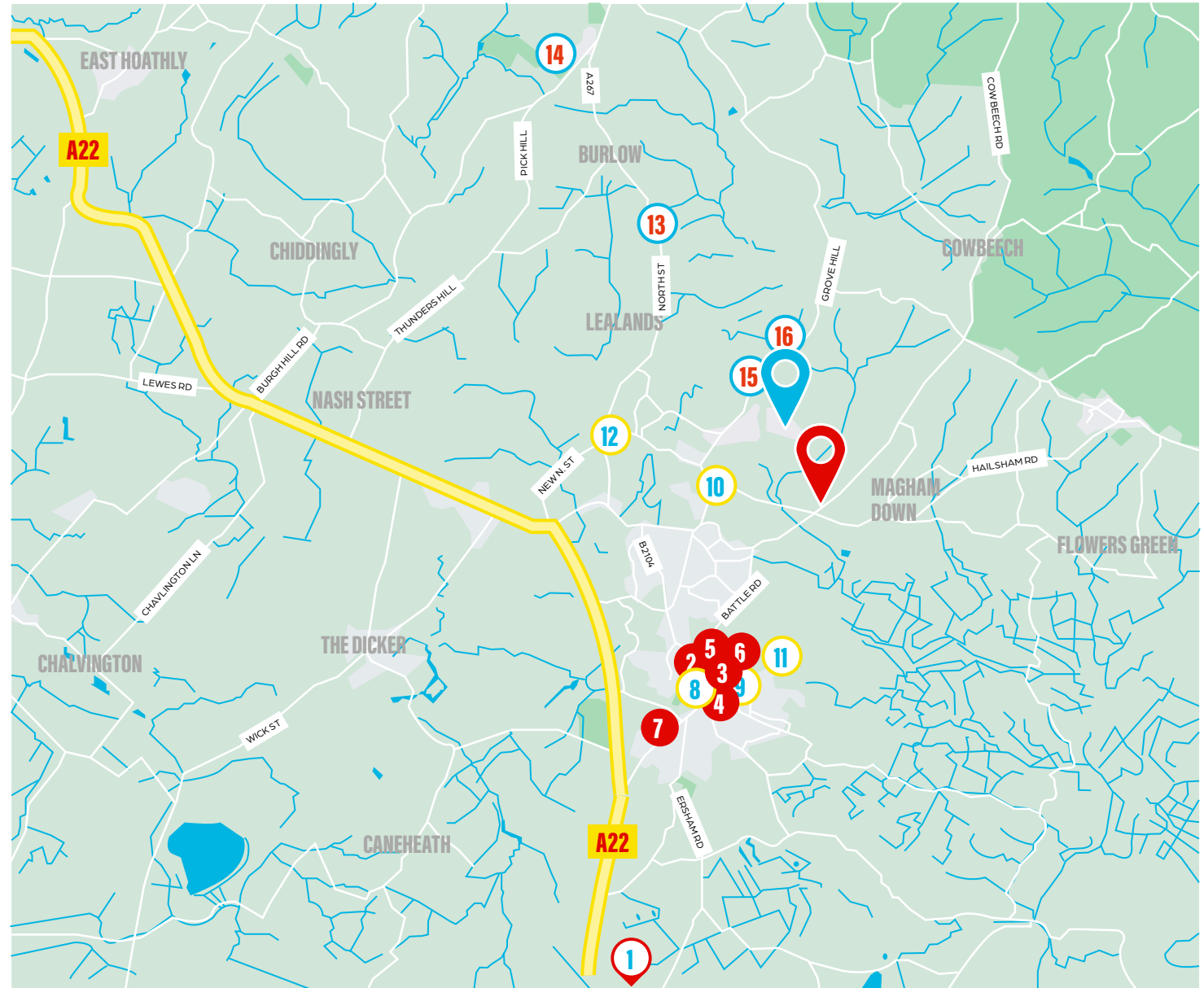
- 2 TESCO
- 3 WAITROSE
- 4 ASDA
- 5 PREZZO
- 6 BOOTS
- 7 KING'S HEAD

LOCAL SERVICES

- 8 BRIDGE SIDE SURGERY
- 9 HAILSHAM POST OFFICE
- 10 HELLENGLY COMMUNITY PRIMARY SCHOOL
- 11 PHOENIX ACADEMY
- 12 HAILSHAM PRIMARY ACADEMY AND PRE SCHOOL

PARKS AND LEISURE

- 13 WELLSHURST GOLF CLUB
- 14 HORAM PARK
- 15 PARK WOODS
- 16 BLACKSTOCK COUNTY ESTATE



POLICY AND DEVELOPMENT

PLANNING POLICY

LOT 1

Lot 1 benefits from the current designation of **'Hellingly Hospital Policy Area'** as per the current Local Plan (Wealden District Core Strategy Local Plan) which means that development proposals relating to an alternative use(s) would be considered.

This policy sets out that following the termination of the hospital use, the Council will accept in principle certain uses in the existing hospital buildings or a redevelopment scheme.

These uses comprise the existing **or another residential institutional use, hotel, indoor or outdoor sport or leisure use, and/or special retirement housing for the elderly with linked healthcare and other facilities.**

LOT 2

Lot 2 also falls within the jurisdiction of Wealden District Council. The Lot is not subject to any designations in the current Local Plan and the existing use is not explicitly protected in policy terms.

The previous draft Local Plan (Wealden District Local Plan 2019) did not seek to allocate Lot 2, but falls under the provisions of an emerging policy which identified a wider area for the delivery of 1,147 dwellings and a windfall allowance of 80 dwellings.

A planning and architectural appraisal has been undertaken demonstrating an indicative capacity for 16 x 2, 3 and 4 bedroom houses on Lot 2.

AFFORDABLE HOUSING

Current Policy states that **35%** affordable housing provision is required on development sites with **5 (net) dwellings or more**. However, emerging Policy states that 35% affordable housing provision would be required for development of **11 dwellings** or more. Both are subject to viability.

CIL

The Wealden District Council CIL Charging Schedule was adopted November 2015. Hellingly lies within the lower CIL charging band which is **£150** per sqm.

INDICATIVE SKETCH OF THE RESIDENTIAL PROPOSAL OF 16 HOUSES AT LOT 2



FURTHER INFORMATION

TENURE

The Lots are for sale 'freehold' with vacant possession.

VAT

The Lots have not been elected for VAT.

SERVICES

Information regarding services can be provided on request.

EPC

The EPC rating of the existing building at Lot 1 is D. A copy of the EPC is available.

METHOD OF SALE

The Lots are to be sold by way of informal tender. Offers are invited for the freehold interest on an unconditional or subject to planning basis. The Lots can be sold separately or together.

ENQUIRIES / VIEWING ARRANGEMENTS

Accompanied viewings will be conducted by the Vendor's sole agent on selected dates. For details of viewing arrangements please contact:



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