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**FOR SALE**

**PRIME CONSENTED DEVELOPMENT OPPORTUNITY FOR 41  
FLATS PLUS COMMERCIAL**

**Priory Square Building, Priory Street, Hastings, TN34 1EA**



## DESCRIPTION

- Planning consent for 41 homes plus commercial (Ref. HS/FA/23/00393).
- Comprising of a mix of studio, 1, 2 and 3 bed flats.
- Last used as an educational facility for University of Brighton.
- Existing GIA 4,330 sq m / 46,608 sq ft (EPC).
- No CIL, No affordable, S106 being signed off.
- To be sold with Vacant Possession.
- Suitable for developers or owner occupiers.

## LOCATION

- Prime town centre position.
- Walking distance to Hastings train station.

## ACCOMMODATION

See schedule.

## PRICE

£2,950,000.

## DATA ROOM

To view the data room click [here](#)

## RATES

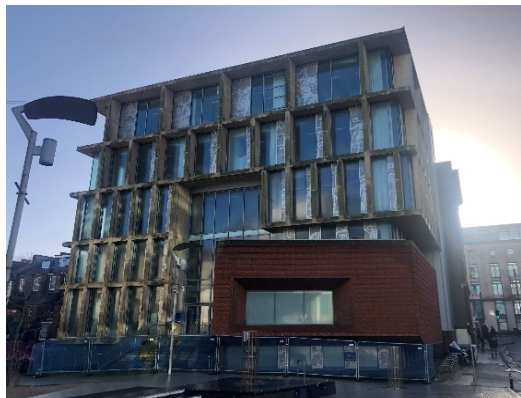
Current Rateable Value (1 April 2023); £272,500pa.

## VAT

Not applicable.

## EPC

This Property has an EPC rating of A.



## VIEWINGS – 01293 441300

Harry Speed

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RESIDENTIAL ACCOMMODATION SCHEDULE

PLOT	TYPE	BEDROOMS	SQ M	SQ FT
1	GF apartment – with Terrace	3B4P	81	872
2	GF Apartment	1B2P	50	538
3	GF Apartment	1B2P	50	538
4	GF Apartment	2B3P	74	797
5	1F Apartment - with Terrace	3B4P	81	872
6	1F Apartment - with Terrace	3B4P	84	904
7	1F Apartment	2B3P	75	807
8	1F Apartment	2B3P	65	700
9	1F Apartment	1B2P	50	538
10	1F Apartment	1B2P	50	538
11	1F Apartment	Studio	39	420
12	1F Apartment	1B2P	56	603
13	2F Apartment	2B3P	72	775
14	2F Apartment	1B2P	54	581
15	2F Apartment	1B2P	52	560
16	2F Apartment	2B4P	77	829

PLOT	TYPE	BEDROOMS	SQ M	SQ FT
17	2F Apartment	2B3P	65	700
18	2F Apartment	1B2P	50	538
19	2F Apartment	1B2P	50	538
20	2F Apartment	Studio	39	420
21	2F Apartment	1B2P	56	603
22	3F Apartment	2B3P	72	775
23	3F Apartment	1B2P	54	581
24	3F Apartment	1B2P	52	560
25	3F Apartment	2B4P	77	829
26	3F Apartment	2B3P	65	700
27	3F Apartment	1B2P	50	538
28	3F Apartment	1B2P	50	538
29	3F Apartment	Studio	39	420
30	3F Apartment	1B2P	56	603
31	4F Apartment	2B3P	65	700
32	4F Apartment	1B2P	50	538
33	4F Apartment	1B2P	50	538
34	4F Apartment	2B3P	74	797

PLOT	TYPE	BEDROOMS	SQ M	SQ FT
35	4F Apartment	2B3P	74	797
36	4F Apartment	1B2P	57	549
37	4F Apartment	1B2P	52	549
38	4F Apartment	2B4P	70	398
39	5F Apartment - with Terrace	2B3P	62	667
40	5F Apartment - with Terrace	2B3P	61	657
41	5F Apartment - with Terrace	1B2P	50	538

COMMERCIAL ACCOMMODATION SCHEDULE

Unit 1	Lower Ground Floor	334	3,595
Unit 2	Lower Ground Floor	122	1,131
Unit 3	Ground Floor	333	3,584

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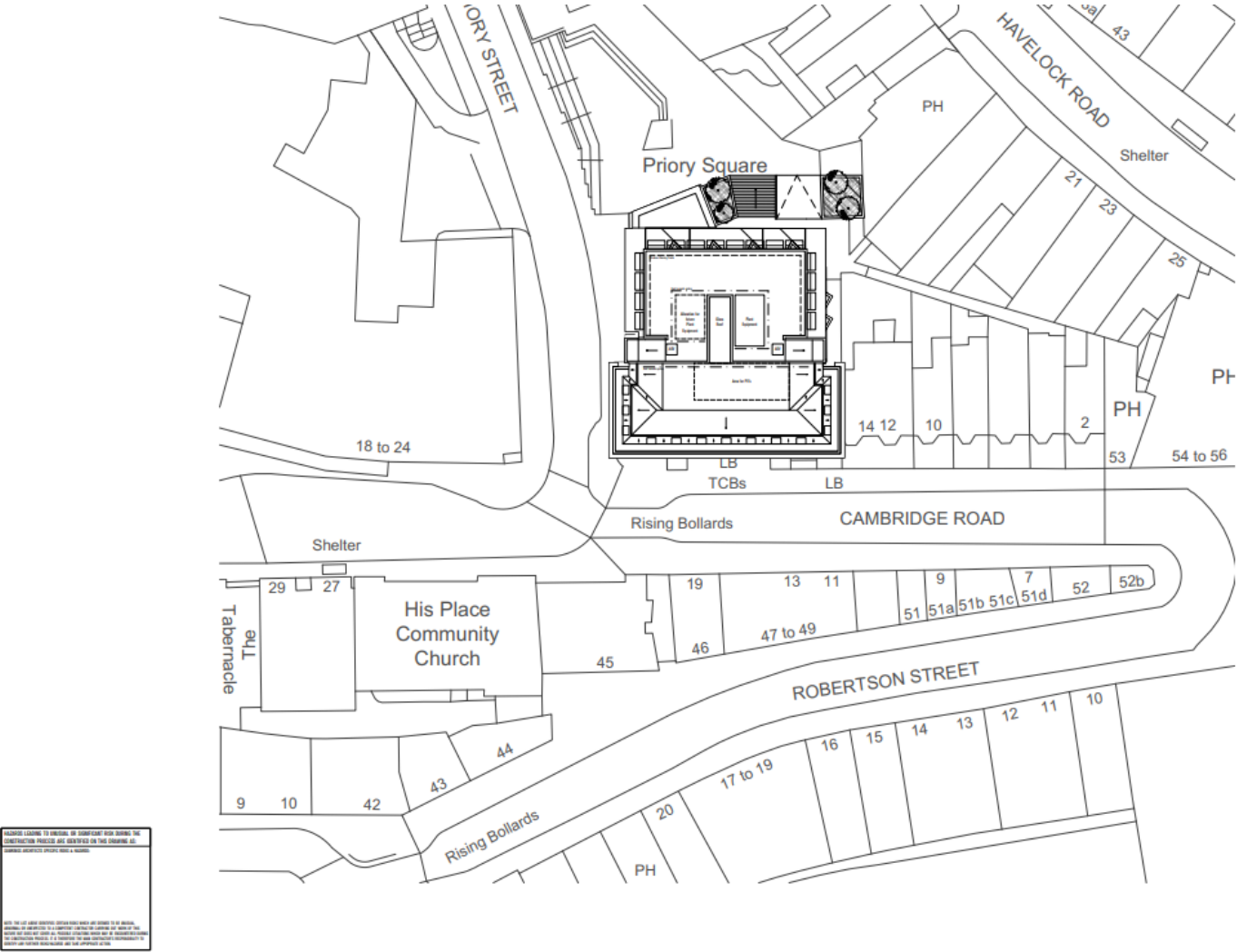
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PROPOSED SITE PLAN



REVISED: 10/10/2023

Checked by: [Signature]

Drawn by: [Signature]

Scale: 1:1000

Drawn on: 10/10/2023

REV	DATE	NOTES
1	10/10/2023	Plan for planning
2	10/10/2023	Revised planning note

PROJECT

**Priory Square, Hastings**

CLIENT

Stonegate Homes

Hastings Architects  
The Bay Hill Studio  
7 The Square  
Bathurst  
Sussex BN2 3TR

**sawkins architects**

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RIBA 448  
Chartered Practice

STATUS	DRAWN BY	CHECKED BY
PLANNING	EL	SMF
JOB NO.	EXP/2023/01	101
A4530	2000	P3

DRAWING TITLE

**Proposed Site Plan**

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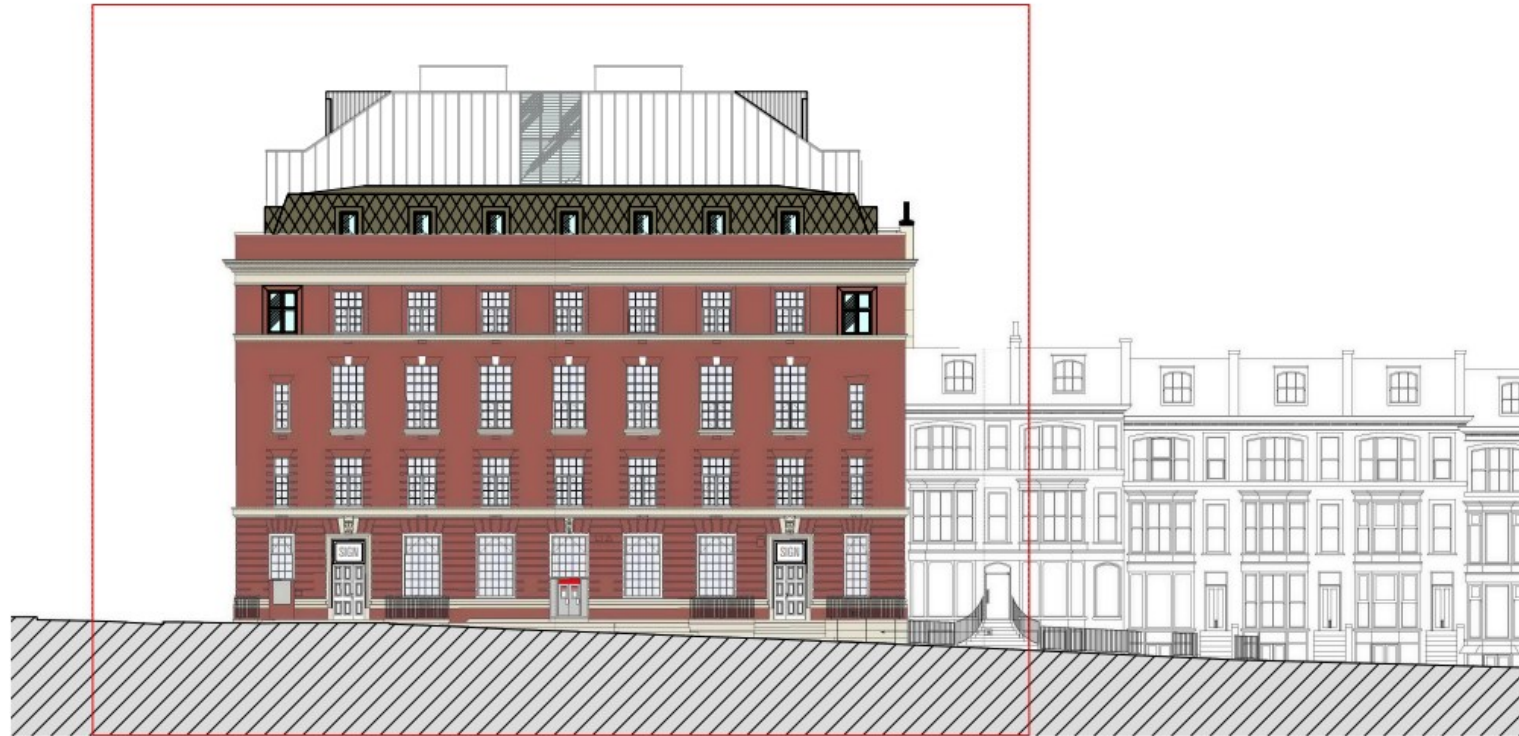


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## PROPOSED STREET SCENE



<p><b>NOTES</b></p> <p>Meeting with architect on 14/10/2023</p> <p>Agreed to proceed with the design of the new extension and to start construction in early 2024.</p>			
<p><b>DRAWING DATE:</b> 14/10/2023</p> <p><b>Designs to be made for:</b> 2024</p> <p>The drawing is for information only. It is not intended for construction. It is not intended for use as a contract document. It is not intended for use as a contract document. It is not intended for use as a contract document.</p> <p>It is not intended for use as a contract document. It is not intended for use as a contract document. It is not intended for use as a contract document.</p>			
<b>REV</b>	<b>DATE</b>	<b>NOTES</b>	
P1	14/10/2023	Issue for planning	
P2	20/10/2023	Final construction stage alterations	
P3	20/10/2023	Final planning stage	
<p><b>PROJECT</b></p> <p><b>Priory Square, Hastings</b></p>			
<p><b>CLIENT</b></p> <p>Stonegate Homes</p>			
<p><b>STAKEHOLDERS</b></p> <p>Stakeholders Architects The Red 100 Studio 1 The Square, Barnstaple Devon EX31 1NF</p> <p><b>sawkins architects</b></p> <p>7. 01234 567890 8. info@sawkinsarchitects.co.uk 9. www.sawkinsarchitects.co.uk</p> <p><b>RIBA #</b></p> <p>Chartered Practitioner</p>			
<b>SERVICE</b>	<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>GW</b>
<b>PLANNING</b>	<b>IL</b>	<b>GW</b>	<b>GW</b>
<b>JOB NO.</b>	<b>DRAWING NO.</b>	<b>REV</b>	<b>P3</b>
<b>A4530</b>	<b>2250</b>		
<p><b>DRAWING TITLE</b></p> <p><b>Proposed Street Scene (South)</b></p>			

[illegible]

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