

With outline  
Planning Permission



## 60a Battle Road

Hailsham, East Sussex, BN27 1DU

A high-quality residential development opportunity for 10 private homes within a well-located part of the market town of Hailsham.

**Batcheller  
Monkhouse**  
Our Corner of England



# 60A BATTLE ROAD

## Hailsham, East Sussex, BN27 1DU

An exceptional opportunity to acquire approximately 1.2 acres (0.48 ha) of well-screened and secluded development land with outline planning permission to deliver a high quality, low density residential scheme of 9 units



### SITUATION

60A Battle Road is situated on the northeastern side of the market town on Hailsham. Hailsham is home to several local schools and a busy High Street with a variety of shops and cafes, all within walking distance. The town benefits from various recreation grounds, active sports and social clubs, an independent cinema along with the ever-popular Cuckoo Trail, used by walkers and cyclists alike.

60A Battle Road is a five minute walk to Hailsham Town Centre (approximately 0.3 miles).

The site is to be accessed via its western most boundary with direct access onto Battle Road.

Bus services connect Hailsham to popular towns such as Eastbourne and Tunbridge Wells. Polegate Train Station (under 4 miles/ 10-minute drive) offers direct services to London Victoria taking around 1 hour 25 minutes.

### DESCRIPTION

A fantastic opportunity to deliver 10 private dwellings over 1.2 acres in an attractive setting with beautiful rolling countryside, coastline, and historic towns all within a stone's throw.

The dwellings have ample parking and good sized rear gardens all set within a private cul-de-sac.

The proposal includes the introduction of a new access drive way with turning head. The drive will be constructed from a permeable material and will steadily follow the site's natural gradient. The design of the dwellings has been undertaken to reflect the design of the existing properties along Battle Road where a mix of weatherboarding, tile hanging and facing brick work feature to a number of properties.

The freehold sale comprises a paddock measuring approximately 1.2 acres. Outline planning permission has been granted for a high quality, well considered residential scheme.



## DESIGNATIONS

The site is not subject to any major national statutory or non-statutory designations.

## PLANNING

The site lies within the administrative boundary of Wealden District Council. It benefits from outline planning consent for 9 residential dwellings (5 No. Three Bedroom and 4 No. 4 bedroom) and 1 replacement dwelling (4 bedroom) under application reference WD/2020/1220/MAO and subsequent variation of condition 7 application WD/2022/1507/OA.

## GRID REFERENCE

559041 Easting, 110014 Northing

## TENURE

The freehold is being sold with vacant possession upon completion.

## AML

In accordance with applicable anti-money laundering regulations, Batcheller Monkhouse will require certain information from the successful bidder. When submitting an offer for the property you agree to provide such information reasonably required

## DATA ROOM - SELLERS' PACK

As part of this sale Batcheller Monkhouse have prepared a password protected data room which includes a range of photographs, technical and sales pack.

Access can be provided upon request.



This plan is for identification purposes only, the accuracy is not guaranteed and it is expressly excluded from any contract.







## Site Layout

## Viewings

By prior appointment only with the sole agents, Batcheller Monkhouse.

For more information or to arrange a viewing, please contact:

**Rob Lee MRICS**

Telephone: 01892 577436

Email: [r.lee@batchellermonkhouse.com](mailto:r.lee@batchellermonkhouse.com)

## PRICE

Offers invited for the freehold interest.

## METHOD OF SALE

We are seeking unconditional offers subject to contract only for the freehold interest of the site.

Offers should be for a fixed amount and unrelated to any other offer. The vendors retain the right not to accept the highest or indeed any offer.

When submitting your offer please provide the following information:

- Confirmation of how the purchase is to be funded.
- Whether board approval is required and if so whether it has been sought prior to the submission of the offer.
- Confirmation that the section 106 and CIL obligations have been taken into account.
- The amount of deposit being offered along with any related conditions.
- Estimated timescale for exchange and completion.
- Solicitors acting in the transaction.

Offers will be deemed to have been made with full consideration of the information available within the Data Room and the Wealden District Council planning portal.

## NOTE

The owner will retain the replacement dwelling that fronts Battle Road. All offers should outline how this will be delivered.

**OFFERS INVITED BY INFORMAL TENDER**

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)







**NOTE:**

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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**Site Location**



**rightmove**  
find your happy

**OnTheMarket**

**EQUESTRIAN**  
property4sale.com