

February 2021

LAND AT LOWER HORSEBRIDGE HAILSHAM, EAST SUSSEX



Hailsham
Eastbourne

1.3 miles
7.5 miles

An excellent opportunity to purchase a 40-acre parcel of land at Lower Horsebridge to the north-west of Hailsham, within the Hailsham Bypass

Location

Hailsham Town Centre	1.3 miles
Eastbourne	7.5 miles
Bexhill	10 miles
Brighton	17 miles

(All distances are approximate)

Introduction

The land at Lower Horsebridge provides an excellent opportunity for the unconditional purchase of a parcel of land adjacent to the village of Lower Horsebridge in close proximity to Hailsham, and adjacent to the Boship Roundabout (the junction of the A22 Hailsham Bypass and the A271).

The site is available for sale as a whole.

Location

The site is bounded by the A22 Hailsham Bypass to the west and the Cuckmere River to the south.

To the north, the site is bounded by the A271, existing dwellings within the village of Lower Horsebridge, a cricket pitch and bowls club, an electricity substation, and a green field subject to a planning application for 9 dwellings.

Directly to the east of the site is incidental green space on the northern edge of Hailsham

Opposite the site to the south is a Taylor Wimpey development of Welbury Meadows.

Polegate railway station is 4.0 miles (6.4km) to the south and provides direct trains to London Victoria in 1 hour and 25 minutes.

For reference the nearest postcode is BN27 4DN.

Site Description

The site extends to approximately 16.33 hectares (40.34 acres). The site is predominantly flat and is made up of green fields.

Access to the site is currently taken from three points; on the western boundary from the A22, on the northern boundary from the A271, and on the eastern boundary from the A271.

Flooding

Circa 5.5 ha of the site is situated in Flood Zone 1 and as such has a low probability of flooding.

The rest of the site lies within Flood Zones 2 and 3. The extent of Flood Zones 2 and 3 can be seen on the Opportunities and Constraints Plan (page 5).

Wayleaves, Easements, Covenants and Rights of Way

A public footpath runs across the northern boundary of the site, cutting through the eastern portion of the site from west to east.

Power lines with wooden pylons cross the site.

The site is sold subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed.

Town and Country Planning

The site is within the Wealden District Council authority area. The land is not subject to any formal landscape, ecology or heritage designations.

Pre-application advice was sought from Wealden District Council in March 2020 for a proposed development of 146 dwellings, additional recreation space/flood compensation, and riverside corridor.

The opinion of the planning officer is that development of the site would harm the landscape character and appearance of the area and so would not be supported. However, the officer did acknowledge that the authority could only demonstrate a 3.67-year supply of housing land (as set out in the December 2019 monitoring report).

A copy of the March 2020 pre-application submission, the April 2020 pre-application response, and an October 2020 planning potential report from Terence O'Rourke can be provided on request.

The site is not sold with the benefit of any planning permission.

Ecology

Ecological surveys have been undertaken by Lindsay Carrington Ecological Services to assess the impact of the proposed development on protected species and habitats. Bat species, breeding birds and common reptiles were found on site, but it is considered that appropriate mitigation and accommodation can be provided.

Lindsay Carrington Ecological Surveys has advised that the surveys undertaken will be sufficient to support an outline planning application, but it is likely that the following work will be required once proposals have been confirmed:

- Further tree surveys
- Further breeding bird surveys
- Biodiversity Net Gain assessment

Copies of the ecological reports can be provided on request.

Overage

The land is subject to an overage agreement which expires on 31st December 2036. This overage agreement entitles the previous landowner to 30% of the uplift in land value from a base land value of £500,000. Promotion costs can be taken into account in addition when calculating the uplift in land value, capped at a value of £200,000.

Further detail on the overage can be found in the Bidding Guidelines which are available on request.

Method of Sale

Offers are sought for a clean unconditional sale of the land.

The land is offered for sale by Private Treaty as a whole.

Viewings

On site viewings are strictly by appointment only. If you would like to view the site, please contact Dominic Bryant on 07989 207901 (horsebridge@bidwells.co.uk) to arrange an appointment. Otherwise the site can be viewed from any public right of way.

Parties should take due care for their own personal safety when inspecting the site.

Submission of interest

Submissions of interest should be submitted by email to Dominic Bryant (horsebridge@bidwells.co.uk)

VAT

VAT will be charged in addition to the purchase price.

Enquiries

For all enquiries please contact:

Dominic Bryant

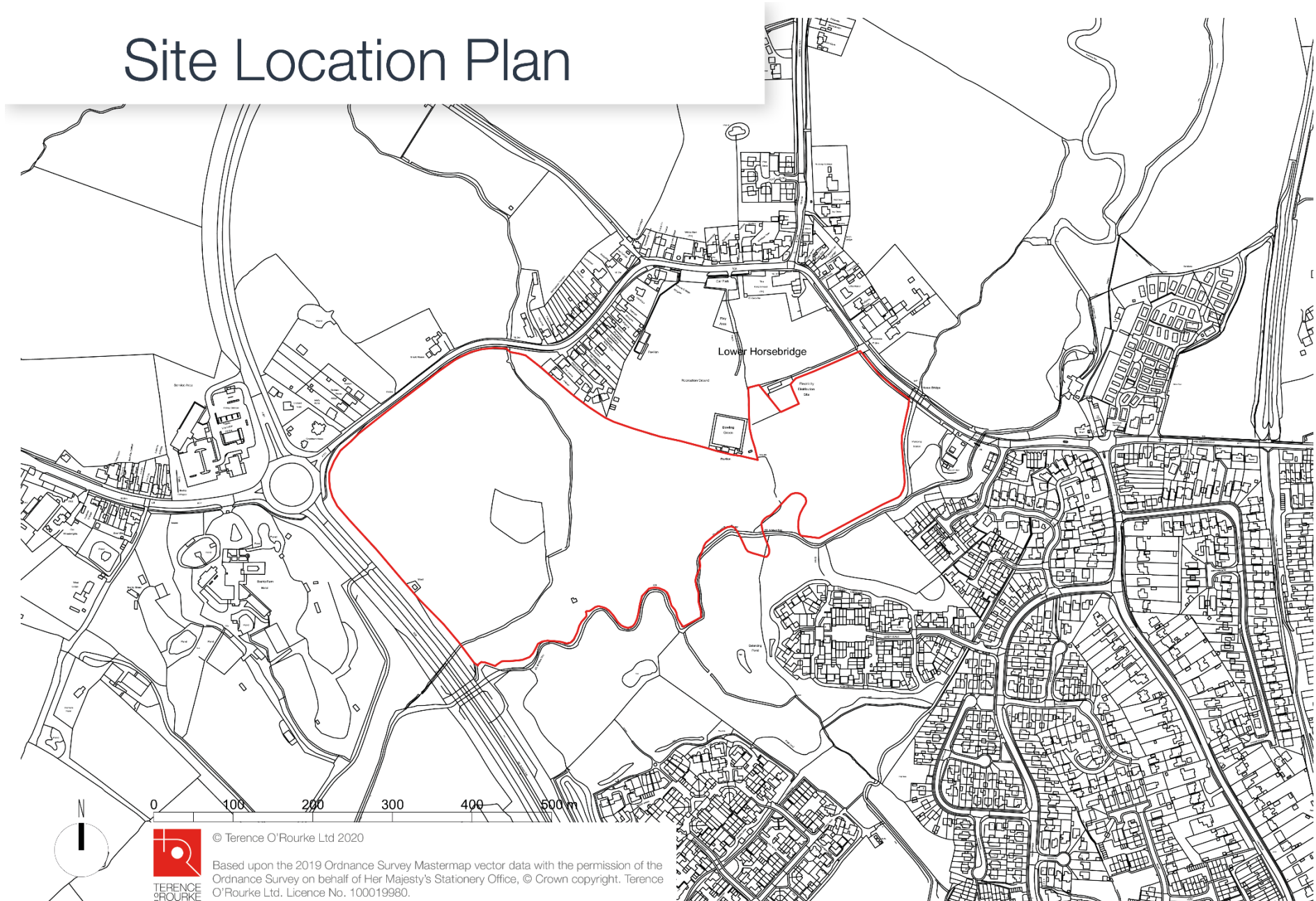
07989 207901

horsebridge@bidwells.co.uk

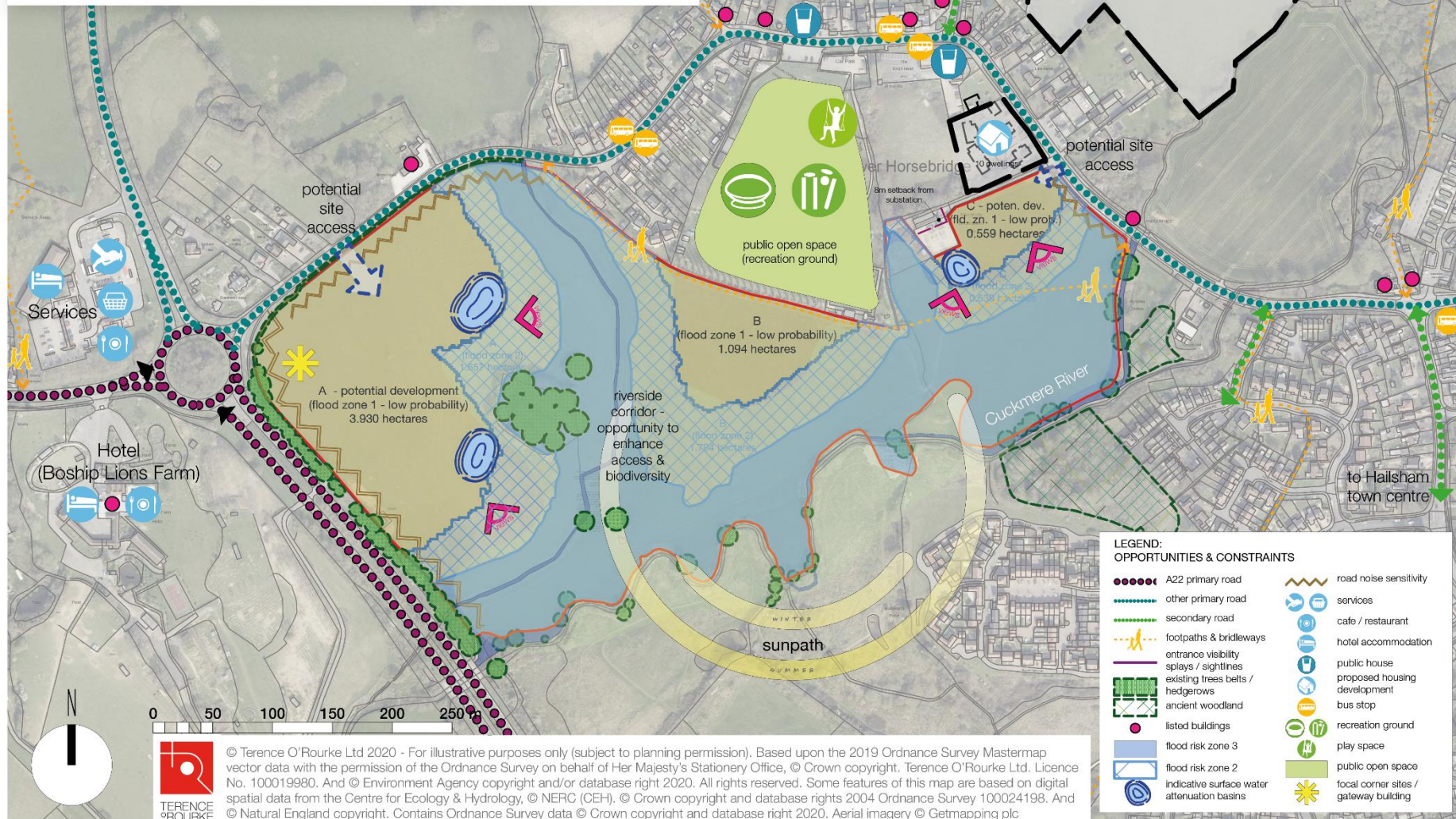
Agent's note

For clarification we would like to state that we have prepared these particulars as a general guide.

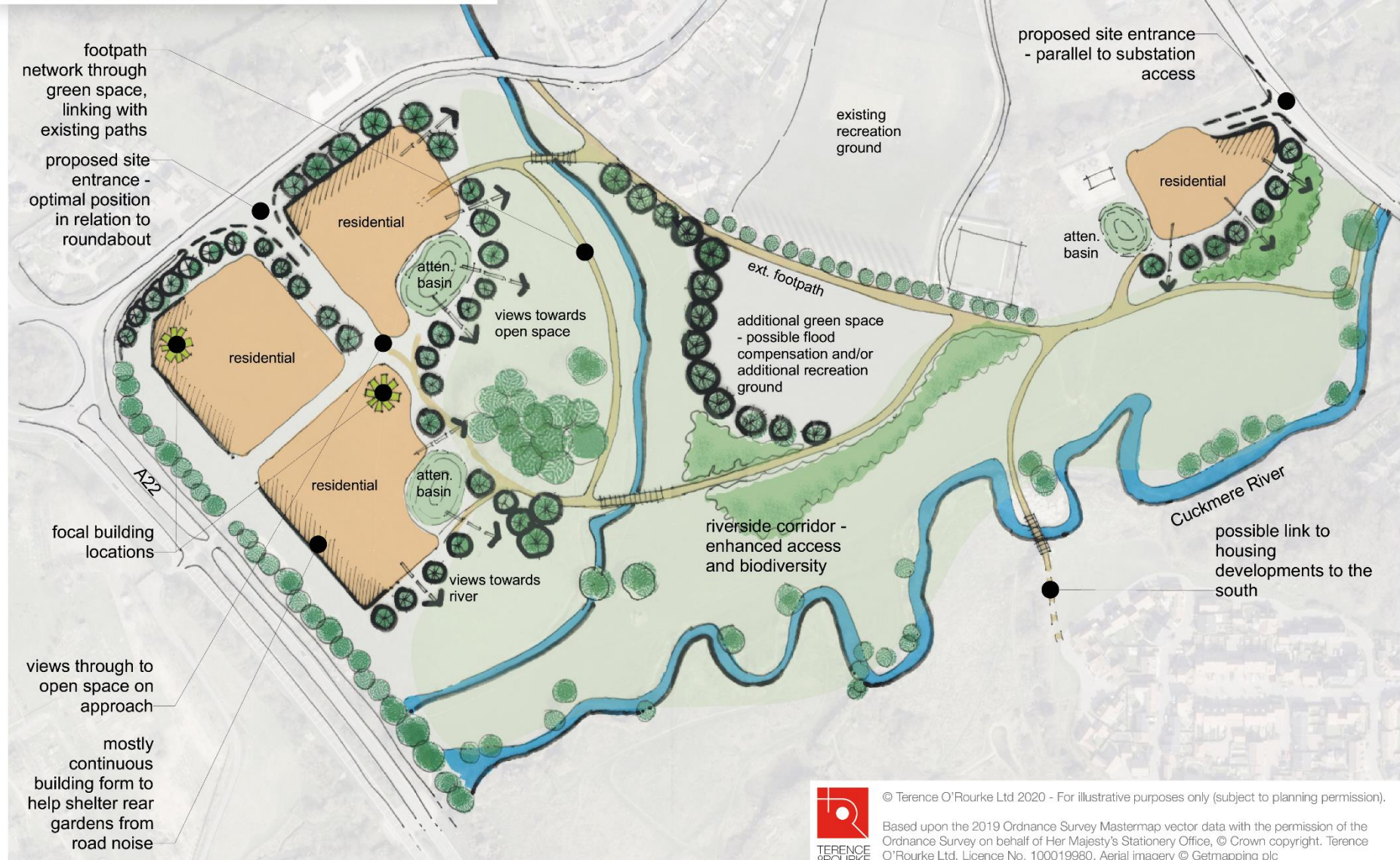
Site Location Plan



Opportunities and Constraints



Concept



Lower Horsebridge - Illustrative Masterplan (working draft)

AREA A - 3.930ha (development area) 1.637ha (flood zone 2)	Housing - 54 No. apartments / 74 No. houses
AREA B - 1.094ha (outside flood zone) 1.794ha (flood zone 2)	Additional recreation space / - 1.077 ha flood compensation
AREA C - 0.559ha (outside flood zone) 0.630ha (flood zone 2)	Housing - 12 No. houses
Total development	146 No. residential units



Further Information

Should you have any queries
or wish to make an inspection,
please contact:

Dominic Bryant
07989 207901
horsebridge@bidwells.co.uk

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