



Prime Residential Development Site with Outline Planning Permission for 226 units

- 10.08 hectares
25 acres
- In receipt of Outline Planning Permission for 226 dwellings with all matters reserved other than access
- **Offers to be received no later than 12 noon on Wednesday 27th April 2022**

Land at Old Malling Farm, Lewes, East Sussex BN7 2DY

Freehold for Sale by Informal Tender

LOCATION

The site is located in the South Downs National Park and adjoins the settlement of Lewes.

Lewes is a well-connected town offering a mainline railway station and within close proximity of the A27 enabling convenient travel connections to London and Brighton. Within Lewes there are comprehensive facilities including a number of schools, shops and a hospital.

[Click here for What3Words///](#)

[Click here for Google Street View](#)

DESCRIPTION

The site is approximately 10.08 hectares / 25 acres in size and is currently open agricultural land. There are well established landscape boundaries and mature trees on the northern and southern boundaries.

The primary site access is from Old Malling Way, whilst a secondary/emergency access is proposed via the existing bridge over the disused railway cutting. This will be for the benefit of existing residents and for any member of the public accessing the site either on foot or by bicycle.

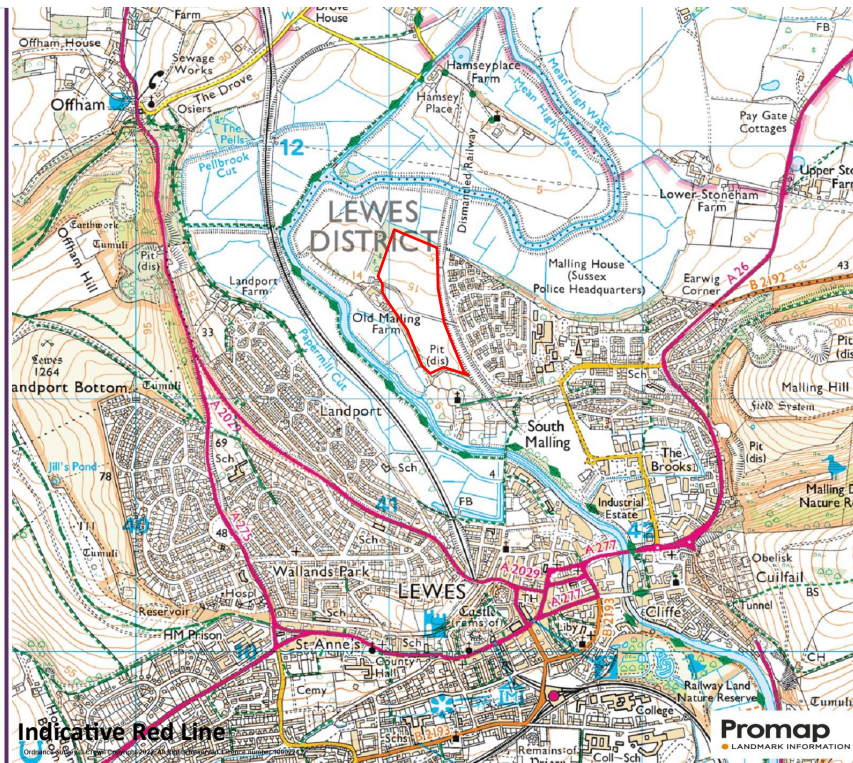
The disused railway cutting runs along the entirety of the sites eastern boundary. As part of the works to facilitate the new development it will become open to the public for use as a footpath.

The River Ouse is located to the north and west of the site.

PLANNING

The South Downs National Park Authority approved the outline application for 226 units at Planning Committee on 10th June 2021, subject to a number of conditions and Section 106. All matters relating to the application are reserved other than access. The application reference number is SDNP/18/06103/OUT. There is a 50% affordable housing requirement and the proposed mix for the application is as follows:

- 5 x 1-bed flats
- 6 x 2-bed flats
- 104 x 2-bed houses
- 84 x 3-bed houses
- 27 x 4-bed houses



1 hr 30 mins

London Victoria

1 hr 15 mins

London Bridge

17 mins

Brighton

2 hours

Portsmouth



50 mins

London Gatwick



15 mins

Newhaven Ferries
(for Dieppe)

25 mins

Brighton / Coast



LOCAL AUTHORITY

Lewes District Council
Southover House
Southover Road
Lewes
East Sussex
BN7 1AB

South Downs National Park
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

SERVICES & ACCESS

Buyers are expected to perform their own due diligence with regard to service capacity and location.

DATA ROOM

Further information relating to the site is available for download from our online data room. Please click [here](#) to request a link via email.

VAT

It is the intention of the landowners to charge VAT on the purchase price.

METHOD OF SALE

We are seeking unconditional offers for a fixed sum, unrelated to any other offer and Subject to Contract only for the freehold interest by way of Informal Tender.

All offers should be received no later than 12 noon on Wednesday 27th April 2022.

The prospective purchasers are expected to confirm and provide the following within their offer:

- Please provide confirmation whether the offer amount is to be paid on completion or subject to staged payments
- Offers should be made on the Financial Proposal Form, a copy of which is located within the Data Room, together with a covering letter explaining your offer
- Please provide confirmation that the offer is made with the benefit of the information available within the online Data Room
- Please provide confirmation of the amount of deposit payable upon exchange of contracts and timescales for exchange and completion

- Please provide confirmation of how the purchase is to be funded and what, if any, arrangements need to be made to secure funding
- Please provide confirmation that the offer has Main Board approval. If not, the timescale and process to obtain such approval
- Please provide any assumptions for abnormal costs
- The vendors retain the right not to accept the highest or indeed any offer
- Please confirm if the offer is made based upon a figure from a Registered Provider and if so, please state who and the amount
- The Purchaser will be required to provide an indemnity for the landowners in respect of Section 106 contributions
- Please provide confirmation of any assumptions in regard to Section 106 contributions and/or Community Infrastructure Levy

OVERAGE

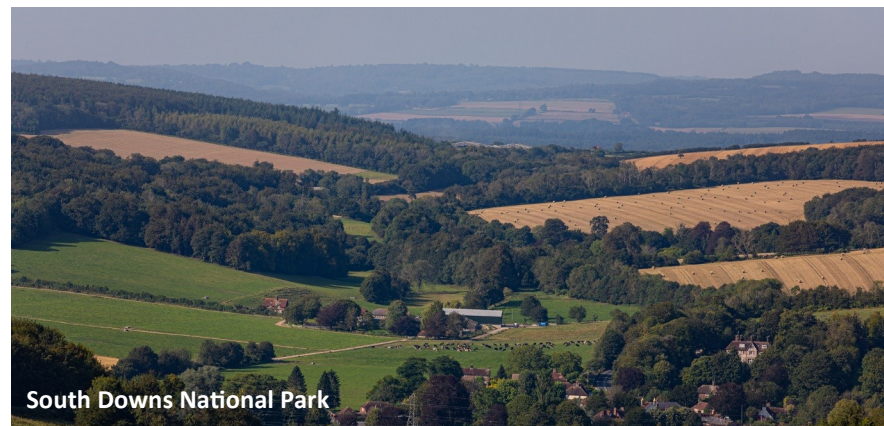
Offers should contain overage proposals on the following basis:

- Gross Sales Revenue
- Planning Gain

VIEWING

The site is visible from the road, however if any accompanied site visit is required, then please do not hesitate to contact Martin Curry or Chris Locke.

LOCAL AREA





Indicative Red Line

All offers and requests for further information should be directed to:



Chris Locke

T: 01243 533633

E: chris.locke@henryadams.co.uk



Martin Curry

T: 01243 533633

E: martin.curry@henryadams.co.uk



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