

An excellent development opportunity with detailed planning consent for four detached houses and a pair of semi-detached houses within easy walking distance of the town centre



Land Fronting

Reef Way
Hailsham
Sussex
BN27 1FB

For Sale

Site Description

The site extends to approx. 0.26 h/a (0.65 acre) with a full frontage to Reef way and is roughly rectangular in shape, and currently grass and some scrubland. It slopes steeply by approx. 7.5m from north to south, is adjoining existing residential development to the west and school to the east.

Location

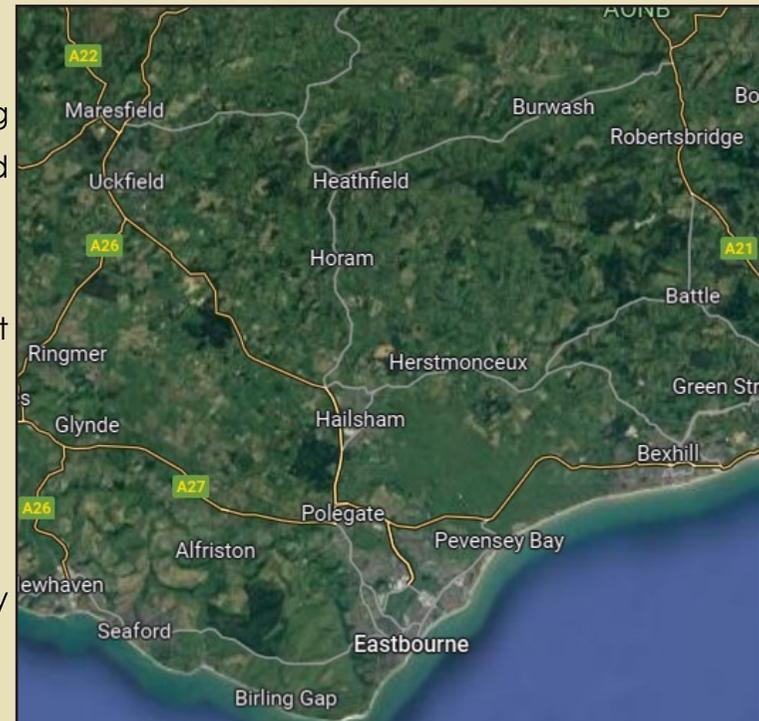
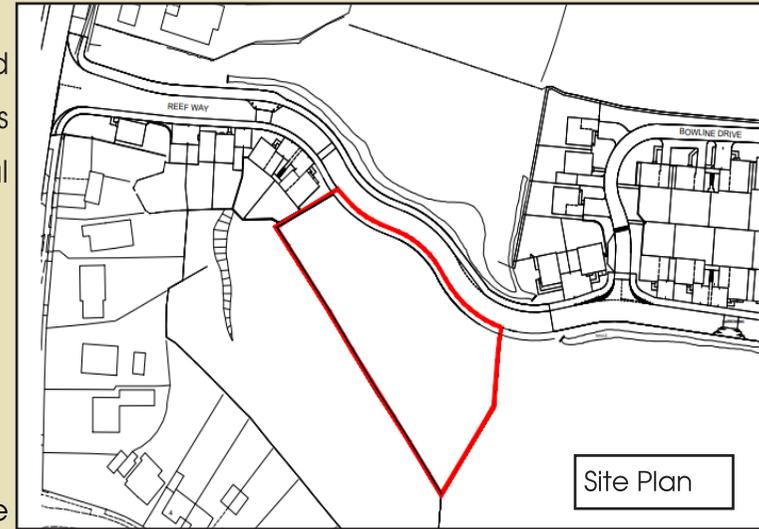
The site overlooking open space to the front is situated approx. 0.3 miles from the town centre.

Hailsham provides a host of facilities, with the main shopping area being developed along the High Street and George Street. There are various local and national shops, restaurants, several supermarkets, pubs and places of worship.

The area is well served by several primary schools, a secondary school, excellent leisure and sporting facilities including football, cricket, swimming pool, gym, fishing, horse riding and excellent country walks, especially along the South Downs.

There are excellent road connections via the A22/A27 which provide access to the popular coastal resort of Eastbourne (7 Miles), Lewes (11 miles) the County Town of East Sussex, and access to the M25 onwards to London.

Polegate railway station is just over 3 miles distant, with rail services operating to Eastbourne, Hastings, Brighton, Lewes, London, Tunbridge Wells, and Gatwick Airport.



Planning

Detailed planning consent was granted by Wealden District council under planning ref. WD/2018/1271/F for the erection of six 2/3 storey dwellings, subject to various conditions.

Further details on the Wealden District Council planning portal <https://planning.wealden.gov.uk/>

Consented Scheme

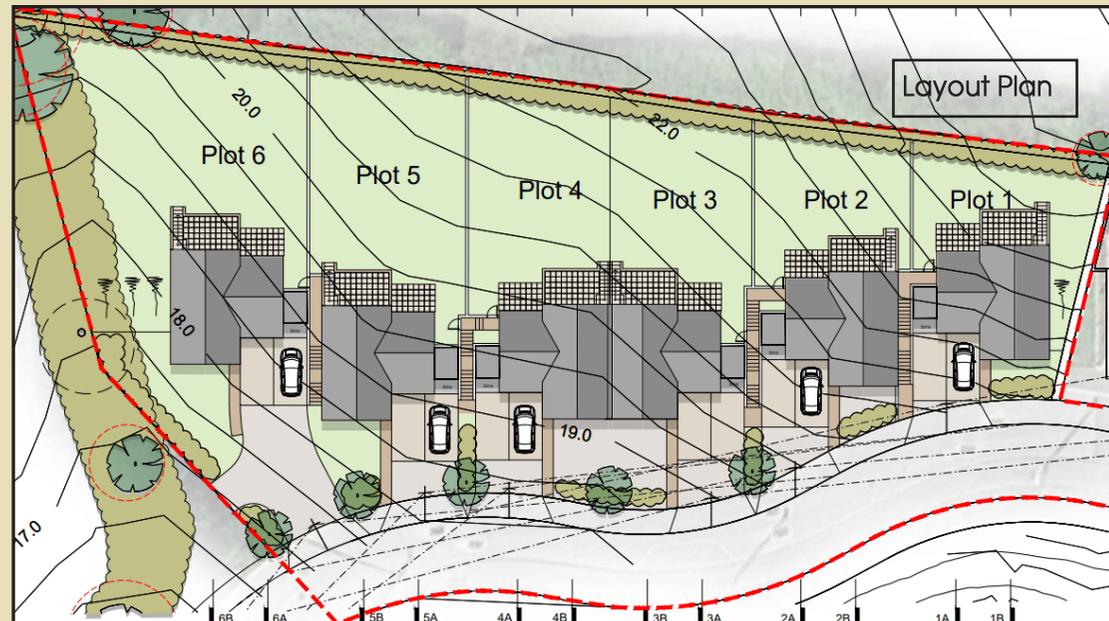
The planning consent provides for six, four-bedroom contemporary style dwellings, using traditional materials, being 3 storey in height to the front and 2 storey to the rear to accommodate the contours of the site. The dwellings are of a good size, being approx. 1544 sq ft and comprising:

Ground Floor. access to property, entrance hall, cloakroom, family room, kitchen/diner

First Floor. living room, 2 bedrooms, one with ensuite, family bathroom

Second Floor. master bedroom with ensuite, bedroom 4.

Outside. garage with bicycle store, 2 parking spaces, gardens front and rear.



Services

We understand, mains, electricity, water and drainage are available to the site but interested parties should make their own enquiries as to availability & capacity.

Tenure

The site will be sold freehold with vacant possession on completion.

Price

Offers invited for the Freehold, subject to contract

CIL

The buyer will be responsible for the CIL payment

Viewing

At any reasonable time during daylight hours.

Method of Sale

Offers are invited for the freehold, subject to contract only.

The latest date for offers to be received will be by noon on Thursday 24th November 2022.

Bids must be made in writing on Company letter headed paper and addressed to Peter Randall, RPC Land & New Homes, 158 High Street, Tonbridge, Kent, TN9 1BB, email p.randall@rpcland.co.uk.

In submitting your bid please provide the following information:-

1. Offer price for the property.
2. Details of any conditions attached to the bid.
3. Details of due diligence required prior to exchange of contracts.
4. Confirmation of funds.
5. Details at what level the bid has been authorised and what further authorisation if any is required.

Note

The sellers reserve the right not to accept the highest or any bids received.

Agents Details

Peter Randall

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB



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Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.