

# THE SOUTHOVER BUILDING

Mountfield Road, Lewes, East Sussex, BN7 2XD



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**4.5 ACRES FREEHOLD EDUCATIONAL SITE  
WITH SIGNIFICANT DEVELOPMENT POTENTIAL**

**ON THE INSTRUCTIONS OF EAST SUSSEX COLLEGE**





# OPPORTUNITY SUMMARY

- Central location with five-minute walk to town centre and train station
- Affluent East Sussex town
- Brownfield site
- Considered suitable for residential-led development (STP)
- Could suit alternative uses such as Care, SEN or Medical
- Robust Pre-application work undertaken
- Rare scale of opportunity for central Lewes
- Extensive existing educational building
- Available on an unconditional or subject to planning basis





# LOCATION

The property is located on the southern edge of the historic county town of Lewes, East Sussex less than a mile from the A27 and 220 metres from Lewes Railway station with direct services to Brighton (17 minutes), London Victoria (1 hour 11 minutes) and Gatwick Airport (33 minutes).

Lewes is a highly regarded town located within the South Downs National Park and provides a full range of shopping, leisure and other amenities. Immediately adjacent to the site is Priory School Lewes (11-16 mixed comprehensive school) and beyond that the Lewes Leisure Centre.





# DESCRIPTION

The Southover Building dates from the early 1900s along with various later additions and currently forms part of the Lewes campus of the East Sussex College. Until recently, the property was in academic use by the College but has now been assessed as surplus to operational needs. The disposal forms part of a wider estates strategy that will see significant reinvestment into the remainder of the College's Lewes campus, which is located on the other side of Mountfield Road.

As well as the existing built form, the site includes hardstanding/car parking and significant area of landscaping to the southern boundary.

# ACCOMMODATION

We understand that the existing Southover building has an approximate gross internal floor area of 46,600 sq ft (4,329 sq m). The site is 4.487 Acres (1.97 Hectares).





# PLANNING

The Southover Building forms part of the East Sussex College Campus located on the southern side of Mountfield Road, Lewes. It is within the South Downs National Park and adjacent to (but not within) the Lewes Conservation Area. Part of the southern section of the site is identified as being within flood zones 2&3. There are a number of trees along Mountfield Road that are subject to Tree Preservation Orders.

While the wider campus lies inside the Lewes built-up area boundary (BUAB), the Southover parcel is divided: the northern half (fronting Mountfield Road) sits within the BUAB, while the southern half falls outside. The emerging South Downs Local Plan proposes to extend the settlement boundary to cover the entire parcel, recognising its redevelopment potential.

The Southover site is largely comprised of previously developed (brownfield) land, reflecting its long-standing educational use and forms one of three parcels of the campus promoted through the South Downs Local Plan Review in 2022. The Southover Building parcel was assessed as being capable of accommodating around 100 homes, recognising its location, partial previously developed land status, and relationship to surrounding development.

In January 2025, the Draft Local Plan (Regulation 18) confirmed the proposed allocation of the East Sussex College campus under draft Policy SDXX (East Sussex College, Mountfield Road, Lewes). This allocation includes the Southover parcel and extends the built-up area boundary to cover the whole site.

Pre-application discussions were held with SDNPA in 2019–2020. Three development options were presented, testing different approaches to the College's north and south sites.

Across all options, the Southover Building parcel was consistently identified as a credible opportunity for residential redevelopment, reflecting its location, established built form, and potential to contribute meaningfully to housing delivery in Lewes.

In summary, the Southover Building is now supported as part of a draft allocation in the emerging South Downs Local Plan. When read alongside the constructive pre-application feedback and the positive findings of the Land Availability Assessment, this establishes a strong and credible foundation for a residential-led planning application.

Any prospective purchaser should liaise directly with East Sussex College Group (ESCG) as landowner to confirm future intentions for the wider campus and to ensure proposals for the Southover parcel are brought forward in a coordinated and comprehensive way.



Residential GIA  
nationally described  
space standard

1B2P 50 m<sup>2</sup> x 6 = 300 m<sup>2</sup>,  
2B4P 70 m<sup>2</sup> x 33 = 2310 m<sup>2</sup>  
3B5P 93 m<sup>2</sup> x 16 = 1488 m<sup>2</sup>  
4B6P 112 m<sup>2</sup> x 11 = 1232 m<sup>2</sup>

Total GIA

5,330 m<sup>2</sup>

Unit Mix

House

3B5P - House

16 no. units (24%)

4B6P - House

11 no. units (17%)

on plot parking

22 spaces

Apartment

1B2P - Flat

6 no. units (9%)

2B4P - Flat

33 no. units (50%)

Block A:

Block B:

Block C:

2 x 1B2P

2 x 1B2P

2 x 1B2P

12 x 2B4P

12 x 2B4P

9 x 2B4P

14 units

14 units

11 units

Total Units

66

Density

66 units / 1.216 ha

54 D/Ha

Residential Parking

44 (apartment)  
+ 42 (terrace housing)  
+ 22 (on plot)

108 Spaces



Affordable Unit Criteria

33 units (50% provision)





# FURTHER INFORMATION

## VAT

To be confirmed

## TENURE

Freehold sale of title number: ESX199156 with full vacant possession

## DATA ROOM

Data room access is available on request

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

## INSPECTIONS

Inspections are by appointment only and can be arranged via Sole Agents Vail Williams LLP

## PROPOSAL

Offers are invited for the freehold of the Southover building on an unconditional or a subject to planning basis

## CONTACT

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