

FOR SALE

St Andrew's Prep School, Eastbourne

Meads, Eastbourne, East Sussex, BN20 7RP | W3W: index.agree.bill

**11.6 ACRES (4.69 HA) FREEHOLD
EDUCATIONAL CAMPUS /
DEVELOPMENT OPPORTUNITY**

To be sold as a single comprehensive opportunity suitable for continued educational use or high quality residential led redevelopment / other uses, subject to planning (STP).

Opportunity Summary

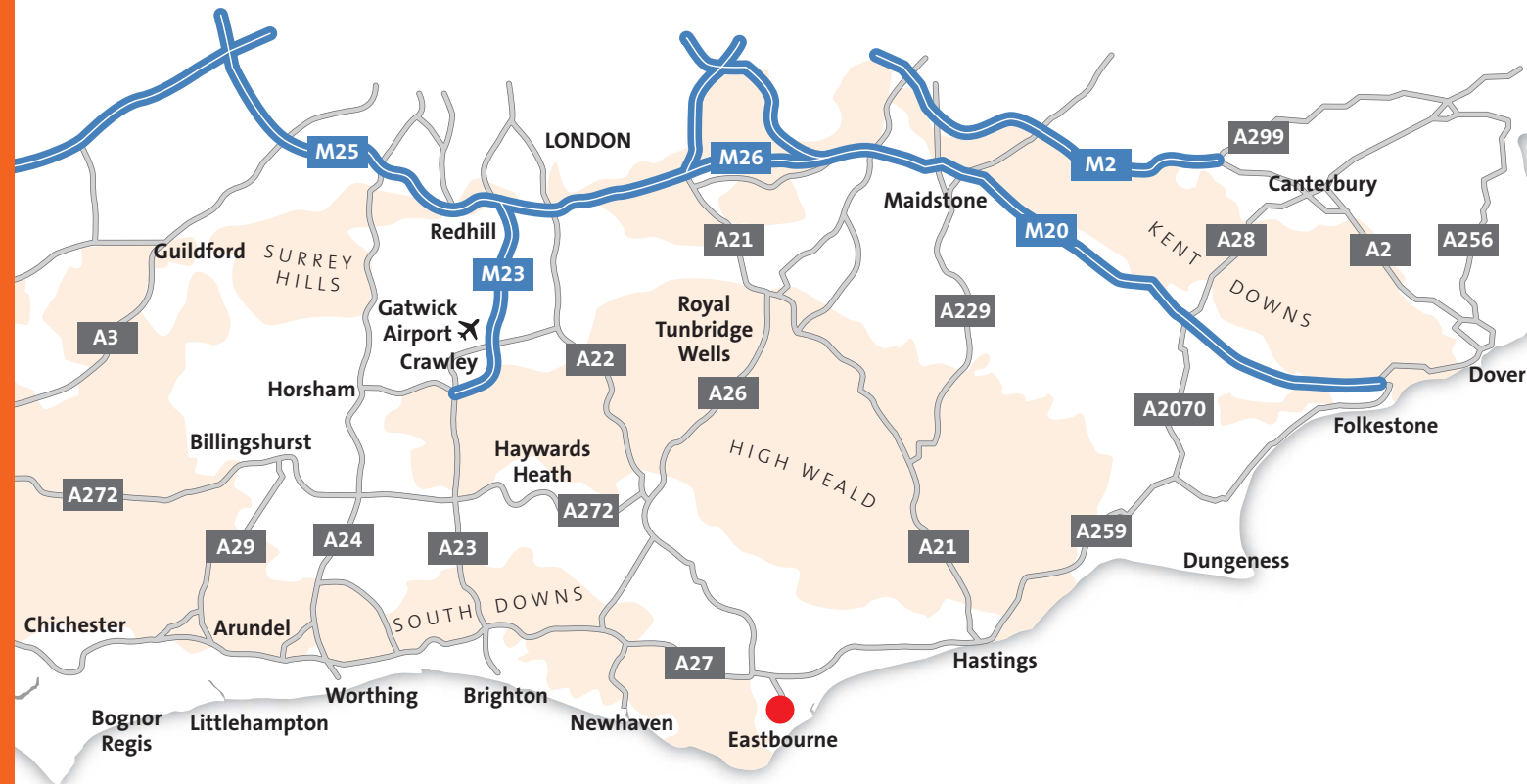
- Rare undeveloped site in affluent coastal location
- Extensive range of existing buildings including teaching spaces, boarding accommodation for over 50 plus staff accommodation, chapel, pavilion, sports hall and swimming pool
- To be sold with vacant possession (option to include day nursery building)
- Total site area 11.6 acres (4.69 hectares)
- Approximately 95,000 sq ft of accommodation (approx 8,800 sq m) GIA
- Planning engagement underway
- Scope for up to 165,000 sq ft of residential development – conversion and new build (STP)
- Suit owner occupation, investment, mixed-use redevelopment (STP)

Location

The property occupies an attractive position in Meads, one of Eastbourne's most sought after residential districts, close to the town centre, seafront and South Downs National Park.

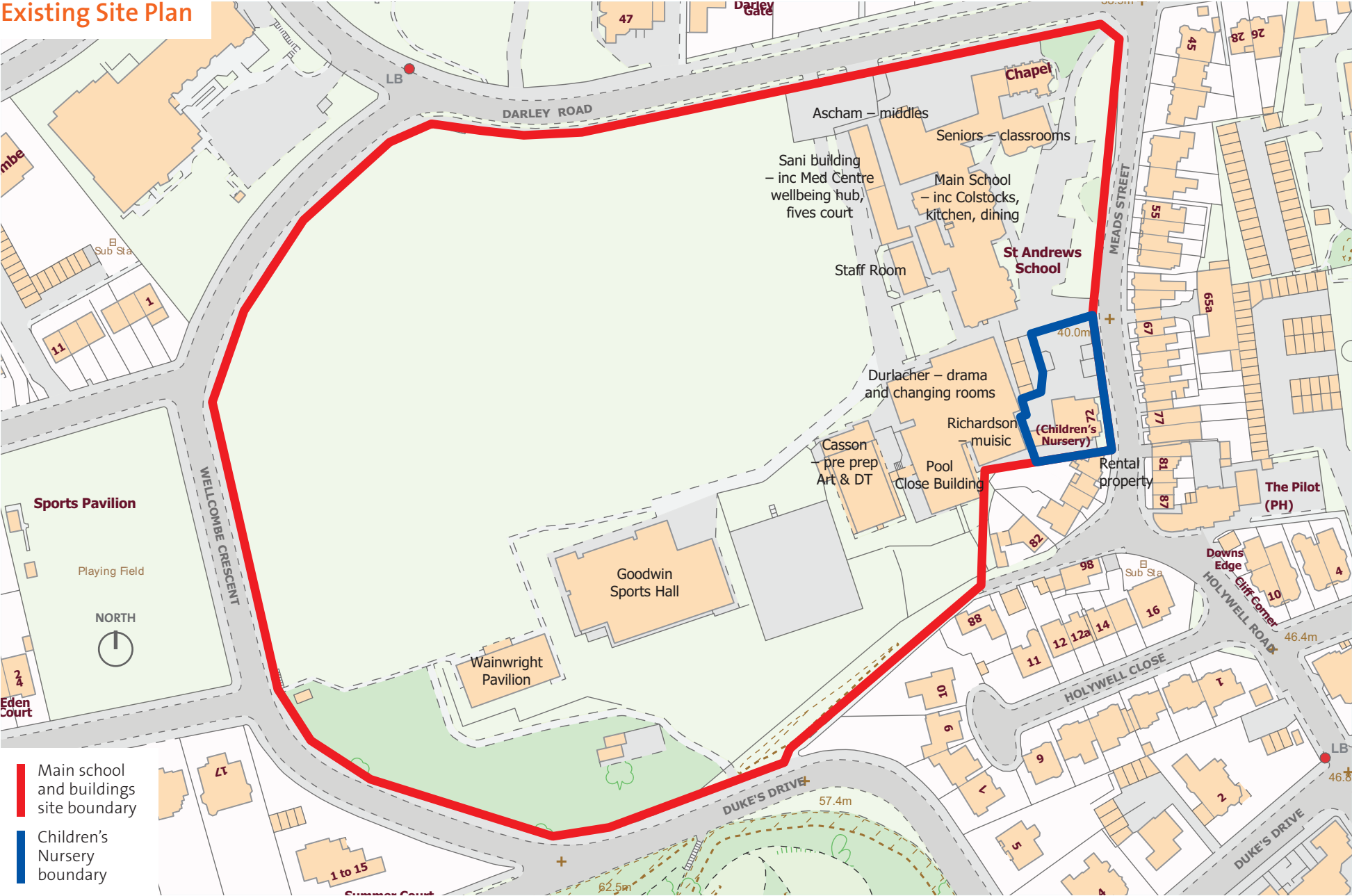
Eastbourne is a highly regarded coastal town offering a traditional seafront, pier, cultural amenities and immediate access to the South Downs National Park.

- Eastbourne railway station approximately five minutes by car.
- Brighton (24 miles) approximately 45 minutes to drive or by direct train in around 35-40 minutes.
- London Victoria by direct train in approximately 1 hour 30 minutes.
- Road links via the A27 and A22 towards Brighton, Lewes, London and the wider East Sussex coast.





Existing Site Plan



Description

Following a decision to consolidate operations onto a single site, Vail Williams have been instructed by Eastbourne College to market its 11.6 acre St Andrew's Prep School site situated in one of Eastbourne's most sought-after locations.

The site presents a range of opportunities from retention of the existing academic use, partial redevelopment/re-purposing of the existing buildings or a more comprehensive redevelopment.

As well as some 95,000 sq ft of buildings the site includes extensive areas of undeveloped land. There is vehicular access off both Meads Street and Darley Road with a further access point off Dukes Drive, less than 100m from the start of the South Downs Way/South Downs National Park

Our clients anticipate being able to provide vacant possession of the site by Q1 2029 providing sufficient time for a buyer to pursue a planning application, if required.

Nursery

The school currently operates a children's nursery which is located within a self-contained building of 4,435 sq ft (plus outside play area) adjacent to the Meads Street entrance.

Our client intends to retain and continue operating the nursery which will include the right to use five car parking spaces on site. However, consideration may be given to the inclusion of the nursery within the main site disposal.



Accommodation	Sq ft	Sq m
Main school (inc boarding house)	23,993	2,229
From HoDs, library, drama, chapel, 5 classrooms	10,527	978
Ascham building	7,847	729
Med centre block	4,618	429
Staff room	1,066	99
Casson building and art / DT	8,482	788
Durlacher and changing	8,127	755
Richardson building	3,165	294
Pool	4,413	410
Close building	4,413	410
Maintenance workshop	915	85
Sports hall	13,046	1,212
Pavilion and rifle range	4,101	381
TOTAL approx gross internal floor area	94,713	8,799

The floor areas shown (left) are approximate and will be confirmed by a measured survey that will be available in the data room.



Proposed Masterplan Option 1 (Care Home)

- 105 no. residential units in total:
 - 36 no. flats in existing converted buildings
 - 25. no new flats (1 no. block)
 - 44 no. new houses
- Care Home (65 beds)
- Existing Victorian and Edwardian buildings retained
- Pavilion (Community Building), community gardens and play area
- Pedestrian and vehicular accesses across the site



Proposed Masterplan Option 2 (No Care Home)

- 151 no. residential units in total:
 - 36 no. flats in existing converted buildings
 - 69. no new flats (3 no. blocks)
 - 46 no. new houses
- Existing Victorian and Edwardian buildings retained
- Pavilion (Community Building), community gardens and play area
- Pedestrian and vehicular accesses across the site

Planning Summary

The Site comprises previously developed land and is currently occupied by an existing school (Use Class F1). There are no statutorily listed buildings within the Site. A small stone barn, adjacent to the nursery, is locally listed, and the Site lies within the Meads Conservation Area. The Site is located entirely within Flood Zone 1.

The adopted Policies Map identifies the following other designations affecting the Site:

- Located within the Eastbourne settlement boundary.
- Identified as an Extension of Education Establishments site.
- The north-eastern corner lies within a Source Protection Zone.
- The north-western corner falls within a Site of Nature Conservation Importance (SNCI).

St Andrew's Prep School is proposed to be relocated to the Eastbourne College campus, approximately one mile east of the Site. Following completion of this consolidation, the Site will become surplus to educational requirements.

The Council's Core Strategy is out of date, and a new Local Plan is currently being prepared. Within the emerging plan, the Site is proposed to be allocated under draft Policy SA29 for approximately 100 dwellings through a combination of conversion and new-build development.

Draft Policy SA29 includes a range of requirements, including:

- Retention of the existing playing field, pavilion building and sports hall as community facilities; and
- Provision of a cricket pitch, together with the retention of the pavilion and sports hall, secured for community use through an appropriate long-term management arrangement.

Whilst the vendor supports the principle of a residential allocation for the Site, the detailed wording of the draft policy has not been agreed. Representations will be submitted through the Regulation 19 consultation process to demonstrate that:

- The Site is capable of accommodating a greater number of dwellings than currently envisaged;
- Retention of the existing sporting facilities is neither necessary nor justified; and
- Provision of a cricket pitch on the Site is not feasible.

A full version of the planning advice note is available in the data room.

Tenure

Freehold

VAT

To be confirmed

Price

Upon application

EPC

To follow

Data Room

Further plans and documents are available in the data room, access available to named principals only.

Anti-Money Laundering Requirements

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.



Viewings

Please contact selling agents Vail Williams for more information and for site inspections.



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