

**FOR SALE**



**A FANTASTIC OPPORTUNITY TO ACQUIRE TWO LOTS WITHIN TWO MILES OF EACH OTHER IN EAST SUSSEX.**

**POTENTIAL FOR RESIDENTIAL DEVELOPMENT OF C.46 UNITS (SUBJECT TO PLANNING).**



0.83 hectares (2.20 acres)

**LOT 1: LAND AND BUILDINGS ADJACENT TO THE FORMER HELLINGLY HOSPITAL SITE, HAILSHAM, BN27 4ER**



1.32 hectares (3.26 acres)

**LOT 2: LAND AND NURSERIES ADJACENT TO AMBERSTONE HOSPITAL, NEW ROAD, HAILSHAM, BN27 4HX**

# SUMMARY OF OPPORTUNITY

WE ARE DELIGHTED TO PRESENT TO THE MARKET TWO ATTRACTIVE LOTS THAT PROVIDE THE POTENTIAL TO DELIVER A RESIDENTIAL DEVELOPMENT AND/OR A CARE HOME / SHELTERED HOUSING SCHEME (SUBJECT TO PLANNING). BOTH LOTS ARE SITUATED IN CLOSE PROXIMITY TO THE HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY AND THE SOUTH DOWNS NATIONAL PARK. THE FREEHOLD OF BOTH LOTS ARE BEING OFFERED TO THE MARKET.

WE ARE INVITING BIDS FOR THE LOTS ON A STANDALONE BASIS AS WELL AS COMBINED BASIS.



# SITE LOCATION

Lot 1 is located north of The Drive, which is reached from the junction between Grove Hill and Park Road. Lot 2 is located 2 miles southeast of Lot 1. Lot 2 can be accessed via Featherbed Lane which is reached via the A217. Both sites fall within the jurisdiction of Wealden District Council and the surrounding area is predominantly agricultural land and residential dwellings.

Nearby Hailsham offers shops, cafés, pubs and restaurants. There is a theatre, a leisure centre with swimming pool and the choice of three supermarkets. The A22 links Hellingly to Eastbourne in 20 minutes and Brighton in 35 minutes via the A27. The nearest railway station is Polegate, 7 miles south of Lot 1 and 5 miles south of Lot 2 providing direct services to London Victoria in circa 1 hour 22 minutes travel time, Brighton in 30 minutes and Gatwick Airport in 50 minutes.



# SITE DESCRIPTION

## LOT 1

There are two existing buildings; the vacant and derelict **Homestead building** – a former inpatient unit – and **The Chapel**. This Lot also includes a **disused tennis court** and **hard standing** currently used as a car park. Vehicular access to the site can be gained via two points on The Drive. **Lot 1 extends to approximately 0.83 hectares (2.20 acres).**

## LOT 2

The site currently comprises a horticultural nursery containing a **number of greenhouses, grasslands** and a number of **mature trees**. Amberstone Hospital is *not within the scope* of this opportunity and remains as an operational clinical facility. **Lot 2 extends to approximately 1.32 hectares (3.26 acres).**



# SURROUNDING CONTEXT

## TRANSPORT

- 1 POLEGATE STATION

## SOCIAL & SHOPPING

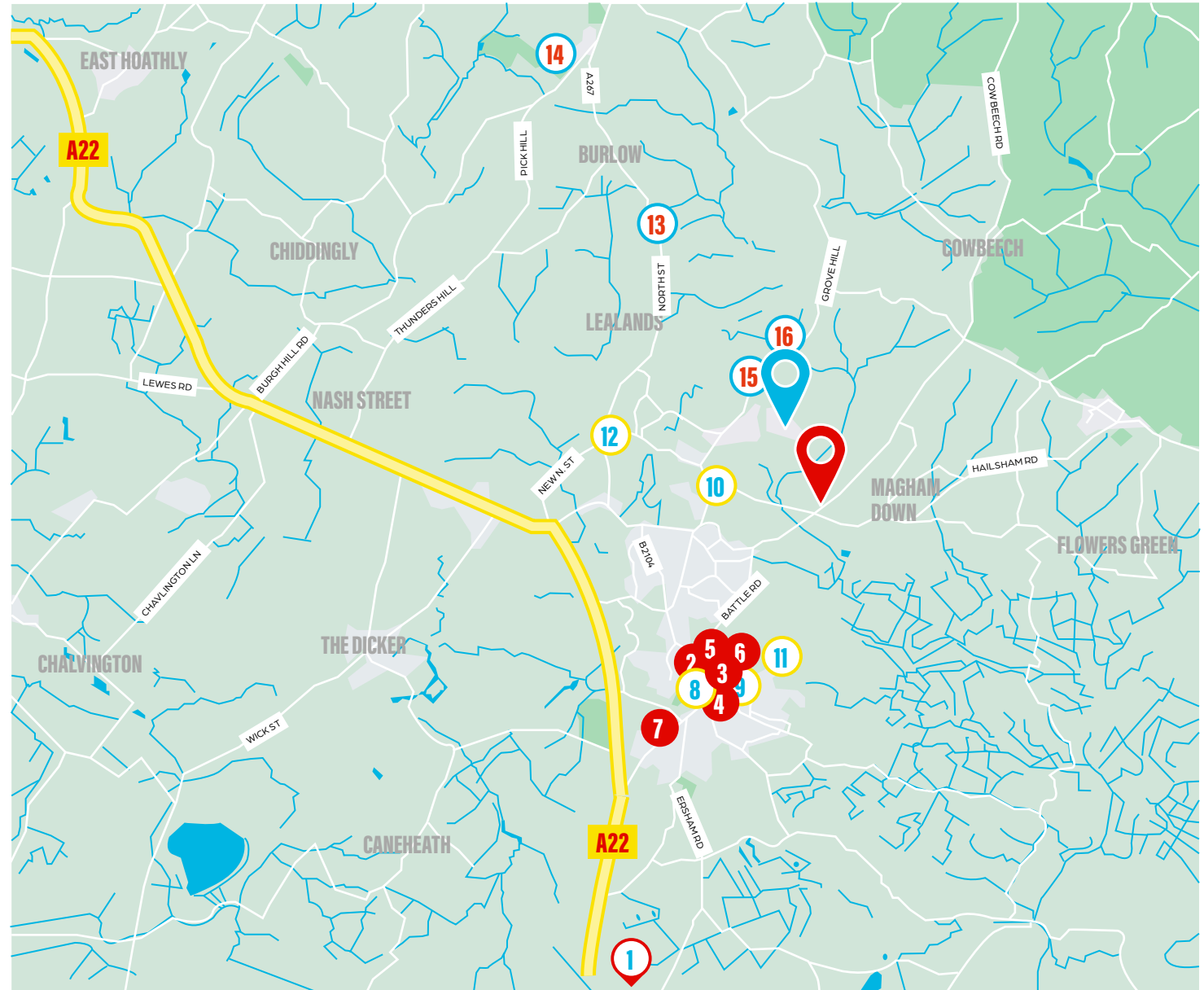
- 2 TESCO
- 3 WAITROSE
- 4 ASDA
- 5 PREZZO
- 6 BOOTS
- 7 KING'S HEAD

## LOCAL SERVICES

- 8 BRIDGE SIDE SURGERY
- 9 HAILSHAM POST OFFICE
- 10 HELLENGLY COMMUNITY PRIMARY SCHOOL
- 11 PHOENIX ACADEMY
- 12 HAILSHAM PRIMARY ACADEMY AND PRE SCHOOL

## PARKS AND LEISURE

- 13 WELLSHURST GOLF CLUB
- 14 HORAM PARK
- 15 PARK WOODS
- 16 BLACKSTOCK COUNTY ESTATE



# POLICY AND DEVELOPMENT

## PLANNING POLICY

### LOT 1

Lot 1 benefits from the current designation of **'Hellingly Hospital Policy Area'** which comes from the Local Plan Saved Policies. This means that development proposals relating to an alternative use(s) would be considered.

This policy sets out the following:

*"Following the termination of the present hospital use at the Hellingly Hospital, north of Hailsham, the Council will acceptant in principle the following uses in the existing hospital buildings or a redevelopment scheme:*

- 1) the existing or another residential institutional use;
- 2) a hotel;
- 3) indoor or outdoor sports or leisure uses;
- 4) special retirement housing for the elderly with linked health care and other facilities (subject to appropriate planning obligations)."

### LOT 2

Lot 2 also falls within the jurisdiction of Wealden District Council (WDC).

Commerical horticultural uses do not appear to be protected by any specific policies in the development plan. However, in respect of the association with therapeutic uses, it may be that the Council considers the Site to benefit from a form of healthcare use. We recommend early engagement with WDC to ascertain the acceptability of the loss of such uses in line with adopted (and potentially emerging) planning policies.

Two architectural options have been explored for plot two.

Option 1 – 16 houses (image opposite).

Option 2 – 15 houses and 14 flats.

## AFFORDABLE HOUSING

Current Policy states that **35%** affordable housing provision is required on development sites with **5 (net) dwellings or more**.

## CIL

The Wealden District Council CIL Charging Schedule was adopted November 2015. Lot 1 and 2 lie within the CIL charging band of **£150** per sqm (not indexed).

INDICATIVE SKETCH OF THE RESIDENTIAL PROPOSAL OF 16 HOUSES AT LOT 2



# FURTHER INFORMATION

## TENURE

The Lots are for sale 'freehold' with vacant possession.

## VAT

The Lots have not been elected for VAT.

## SERVICES

Information regarding services can be provided on request.

## EPC

The EPC rating of the existing building at Lot 1 is D. A copy of the EPC is available.

## METHOD OF SALE

The Lots are to be sold by way of informal tender. Offers are invited for the freehold interest on an unconditional or subject to planning basis. The Lots can be sold separately or together.

## ENQUIRIES / VIEWING ARRANGEMENTS

Accompanied viewings will be conducted by the Vendor's sole agent on selected dates. For details of viewing arrangements please contact:



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