



101 High Street
Uckfield, TN22 1RN

Prominent Freehold Grade II Listed Commercial Property with Rear Outbuilding in Uckfield

3,960 sq ft
(367.90 sq m)

- Freehold sale with vacant possession sale
- Character building in town centre location
- Ideal for owner occupiers, investors and developers
- Additional parking available by way of separate negotiation

101 High Street, Uckfield, TN22 1RN

Summary

Available Size	3,960 sq ft
Price	Price on application
Rateable Value	£21,500 Current rateable value (1 April 2026 to present)
Car Parking	3 parking spaces demised with further land available by separate negotiation
VAT	To be confirmed
EPC Rating	E

Description

Oldfield Smith are pleased to launch to market 101 High Street, Uckfield. This is located at the top end of Uckfield High Street. The main building is arranged over ground, first floor and basement, providing approximately 2,301 sq ft (213.76 sq m) of space on the upper floors, plus a basement of approximately 1,260 sq ft (117.07 sq m). To the rear is a separate outbuilding of approximately 399 sq ft (37.10 sq m), which runs parallel to a substantial courtyard/garden.

There is additional land to the rear within our client's ownership, which measures approximately 484.83 sq m (5,219 sq ft). This can be made available by way of a separate negotiation, either on a lease or sale. This land has obtained planning consent (WD/2022/1993/F) at appeal to provide 5 new build flats.

We believe the property falls within Class E of the Use Classes Order 2020, which would suit a wide range of owner occupiers. Planning consent was sought on the premises (WD/2022/2047/F) however, it was refused at appeal to convert the uppers of the building to 5 flats and retain ground floor as retail. There might be an opportunity for a developer to rectify and extract value within the asset.

The property offers a range of potential uses, including commercial, investment or redevelopment, subject to the necessary planning and Listed Building consents. The Freehold Interest is available, at a guide price of £400,000 and we are inviting offers preferably on an unconditional basis but subject to terms, we are open minded to a subject to planning proposal.

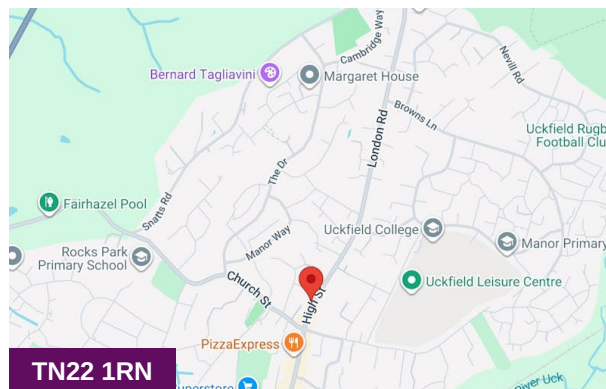
Location

101 High Street occupies a prominent and practical trading position within the heart of Uckfield, East Sussex (TN22 1RN). Set along the town's main arterial thoroughfare, this location offers an advantageous blend of high street convenience, local accessibility, and strong community integration.

Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
Ground	1,190	110.55
1st	1,111	103.22
Basement	1,260	117.06
Outdoor - Outbuilding	399	37.07
Total	3,960	367.90



Viewing & Further Information



Alex Roberts

01825 762 222 | 07795 212 798

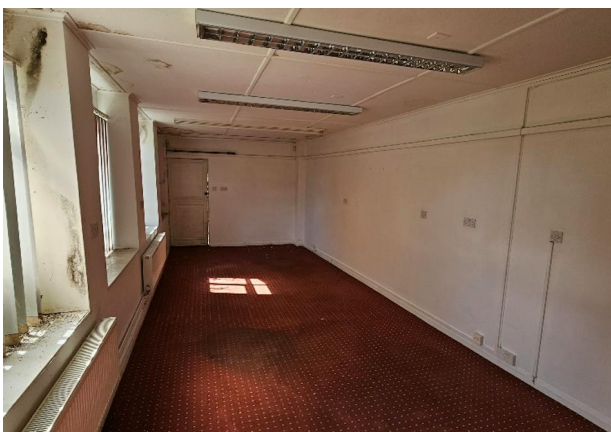
alex@oldfield-smith.co.uk



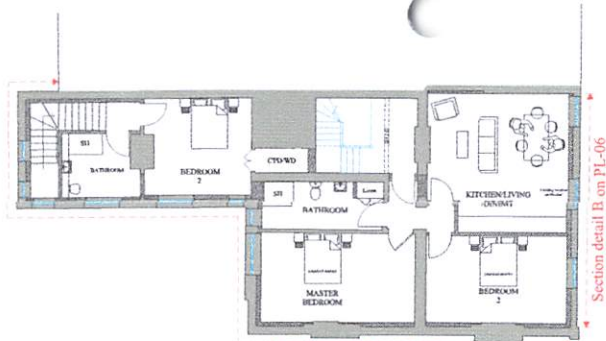
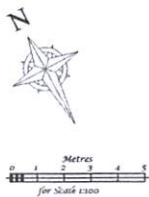
Hannah Murphy

01825 762222

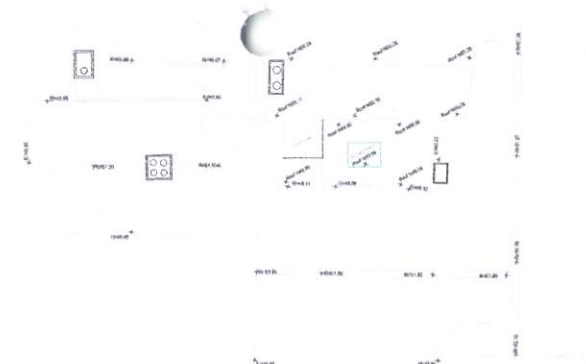
hannahm@oldfield-smith.co.uk



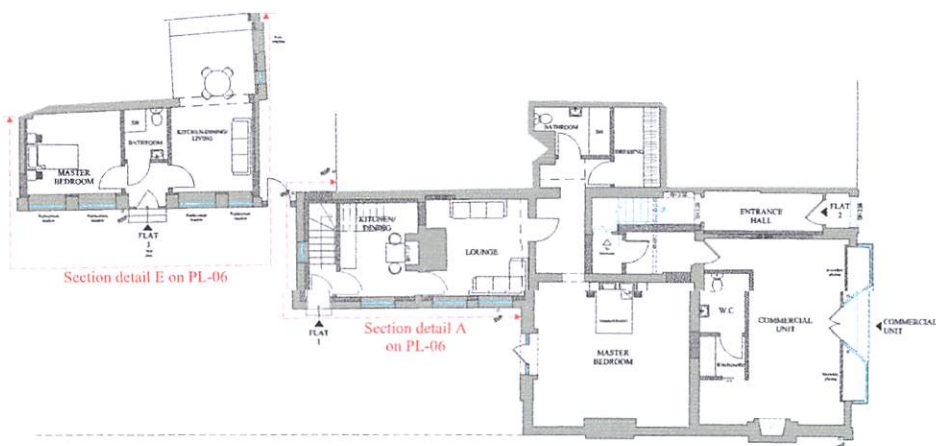




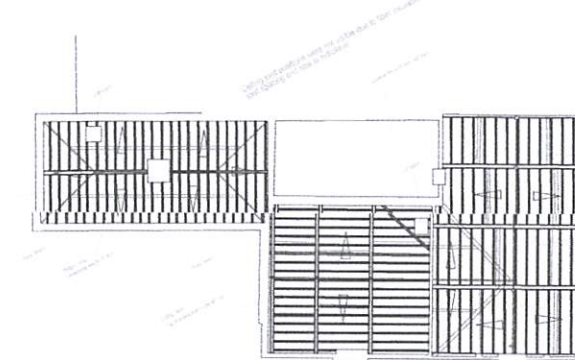
Section detail A on PL-06
FIRST FLOOR PLAN



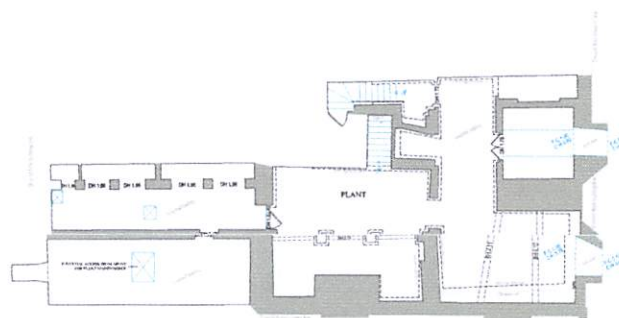
ROOF PLAN



Section detail E on PL-06
GROUND FLOOR PLAN



ATTIC PLAN



BASEMENT FLOOR PLAN

DO NOT SCALE FROM DRAWINGS EXCEPT FOR PLANNING PURPOSES.

Check and verify all dimensions on working drawings before commencing work on site. All measurements are to structural elements unless otherwise stated.

Report all discrepancies, errors or omissions between drawings, site conditions and all other documents to Stephen Langer Associates Ltd.

Please read this drawing in conjunction with all other architects', consultants' and subcontractors' drawings.

Materials, components & workmanship are to meet or exceed the requirements of current Building Regulations, British Standards codes of practice, and the appropriate manufacturer's recommendations.

Sanitaryware is indicative only. Drainage is indicative and final design by contractor. Final electric design by contractor and to be installed by NICEIC registered contractor. Plumbing and heating final design by contractor and should only be installed by a registered contractor. Gas connections to be installed by a Gas Safe engineer and any stoves, fires and Agas etc by a HETAS registered body. All above to be reviewed by Stephen Langer Associates Ltd (not approved) prior to installation.

Listed Buildings may need underpinning and this will require Listed Building Consent.

Please ensure drawings are printed to correct scale (check against scale bar on drawing) - Stephen Langer Associates Ltd are not responsible for printing errors.

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No work to commence until all planning or listed building conditions have been approved. All work to be carried out in accordance with the approved drawings / planning and listed building consent.

Clients, Designers and Contractors must be aware of their duties under the Construction (Design and Management) Regulations 2015 (came into force on the 6th April 2015).

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F	Commercial unit partition	22/11/2023
E	Flat 2 sanitation amendments	05/10/2023
D	Additional floor plans added	26/09/2023
C	Flat 4 amendments	30/06/2022
B	Flat 4 amendments	27/05/2022
A	Amended as per comments	20/03/2022

Rev.	Description	Date
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STEPHEN LANGER ARCHITECTS
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 Template version: 2.00 - 05.07.2018

Project:
 101 High Street,
 Uckfield,
 TN22 1RN

Drawing Description:
 Proposed Floor Plans

Date: March 2022
 Scale: 1:100 @ A1

Drawn by:
 DAW

Drawing Number:
 21103 - PL - 04

Rev.
 F

Please note: Please note survey by others, to be checked on site