



On the instructions of East Sussex County Council

An excellent redevelopment opportunity of approx. 1.5 acres on a prominent corner position. A former mixed use site situated in a predominately residential area on high ground giving far reaching views over the surrounding area & coastline



Land on the Corner of

The Ridge & St Helens Down
Hastings
East Sussex TN34 2SH

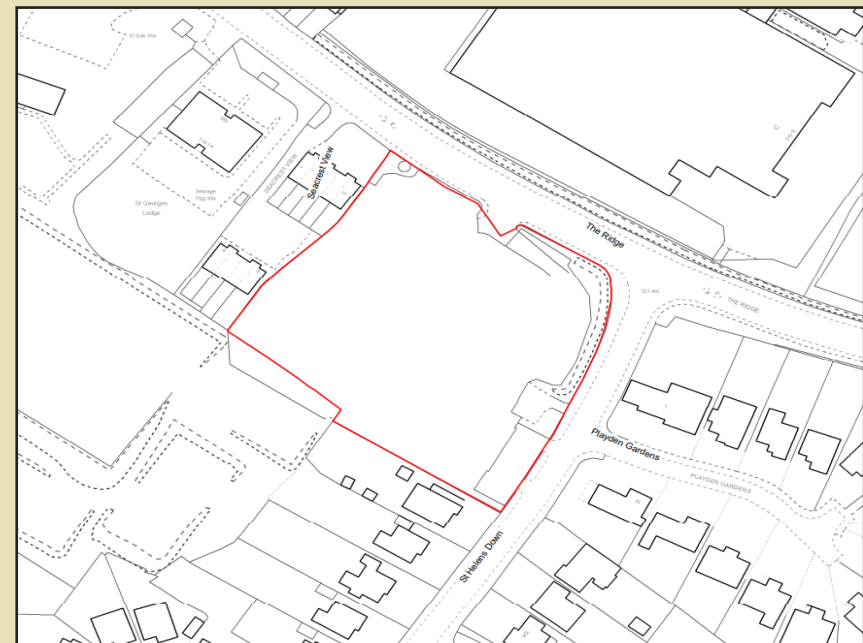
For Sale

Site Description

This brownfield site, has in recent years, been used by the East Sussex County Council to provide Care Home, Day Centre, Old peoples home and Social Service facilities.

We understand the site extends to approx. 0.6 H/A (1.5 acres) as identified in red on the plan below. It is of regular shape with a substantial frontage to The Ridge and return frontage to with two accesses from St. Helens Down. It is essentially, on three distinct levels, with the major portion, mainly flat, and fronting onto The Ridge, and two further areas stepped to correlate with the hill of St Helens Down.

The three former buildings were essentially two storey in height, with some single storey to the rear and having a substantial footprint over most of the site. They were vacated a few years ago and following a fire, have now been demolished and the site cleared to ground level. The grounds have been boarded up and secured. The site is secluded, with a strong mature tree belt to the rear, mature trees partly to the frontage and return frontage.



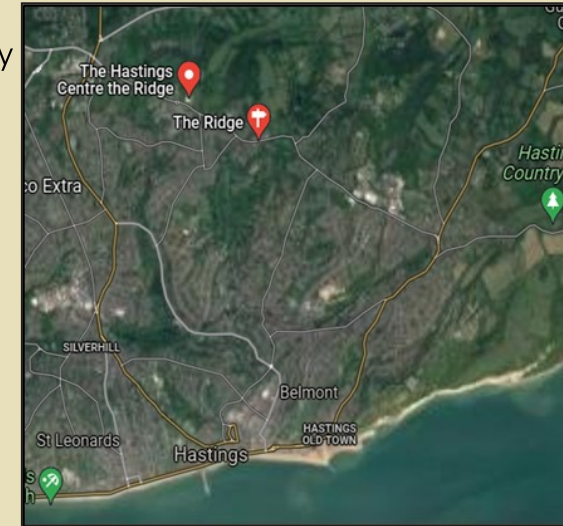
Location

The site is situated on a prominent corner position on the outskirts of the town, in a highly sought-after residential area, of predominately two storey detached properties immediately to the east and south east, and partly backing onto a former school to the south-west. In addition, there are recent buildings of a three-storey care centre just a few hundred yards away with a four-storey development know as Seacrest View.

Opposite, and to the north, well screened by mature tree belt, is the Ivy House employment area, with other commercial elements also intermittently dispersed along The Ridge.

The Ridge itself, is set high above the town, giving far reaching views to the south, over the surrounding area and coastline. Various schools, local shops, churches and garages are close by. The town centre is approx. 2.25 miles, providing excellent shopping, sporting, and seaside attractions, which making Hastings a popular holiday destination.

There is a main line railway station, with fast train services to London, which is popular for commuters, and the A21 provides easy road access to the north.



Planning

This Brownfield site which has a mixed use of care home (C2) and offices C2 (a) now E (g)(1) appears in the Hastings Borough Council policy map adopted in 2015 & its draft local plan which is currently under consultation, as a predominantly residential opportunity. No discussions have taken place with Hastings Borough Council planning department & any interested parties are advised to make their own enquiries in respect of the type of development they would wish to carry out.

Contact Hastings Borough Council planning department website <https://www.hastings.gov.uk/planning/>.

Telephone number 01424 451090.

Tenure

The site will be sold Freehold, subject to contract only, with vacant possession on completion.

Price

Offers invited subject to contract only.

Method of Sale

Offers are invited by no later than 12 noon on the 9th June 2022

In making any bids please include the following:-

- 1) Offer subject to contract
- 2) Details of any due diligence required prior to unconditional exchange of contracts
- 3) Confirmation of funds
- 4) Board approval process if required

Viewing

The site is currently boarded & fully secure. There will be 3 open days on 11th May, 19th May and 26th May between the hours of 11.00 am to 3.00 pm to enable interested parties to access the site.



Agents Details

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