

HIGH QUALITY VILLAGE RESIDENTIAL DEVELOPMENT SITE

FULL PLANNING PERMISSION FOR 9 DWELLINGS IN A DESIRABLE LOCATION
ADJACENT TO LOCAL SPORTS FACILITIES IN THE VILLAGE OF LOWER HORSEBRIDGE



Land at Lower Horsebridge

Hailsham
East Sussex BN27 4DH

OFFERS INVITED FOR THE FREEHOLD INTEREST

For Sale

Summary

Located in the heart of Lower Horsebridge in East Sussex this site has full planning permission for 9 private dwellings. The area to the immediate west of the site will be transferred to the Parish Council on completion of the sale of the development site for use as a recreational area as an extension to the existing Lower Horsebridge Recreation Ground which lies adjoining to the west.

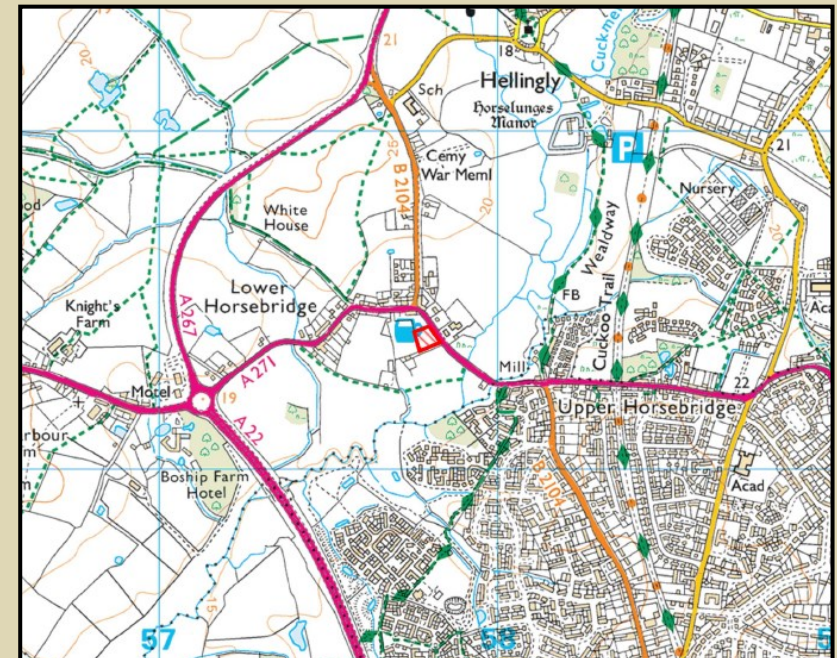
A considerable amount of technical and other information is available as outlined below. We are seeking unconditional offers for the freehold interest.

Location

Lower Horsebridge lies about 1 mile to the north of Hailsham, the largest town in Wealden District. Hailsham is bypassed by the A22, and although there is no train station in the town, there are rail services from Polegate, 4 miles to the south, with trains to London Bridge taking one hour 20 minutes, changing at East Croydon. Hailsham is a 45-minute drive from Brighton and an hour from Gatwick.

The village currently has two Public Houses with both Waitrose and Budgens supermarkets within a few minutes' drive from the village.

There are a number of 'outstanding' schools in the local area, including Gildredge House and Claverham Community College. The independent Bede's Senior School and Moira House Girls' School are both nearby.



Description and site area

The site is a roughly rectangular plot of land consisting of open grassland with areas of undergrowth scattered throughout the area. Large mature tree belts screen the site from the agricultural field to the south and the sports ground to the west, while a thick hedge screens the site from Upper Horsebridge Road, which runs along the eastern boundary. To the north the site borders the garden and car park of The King's Head public house, which sits in the middle of the village.

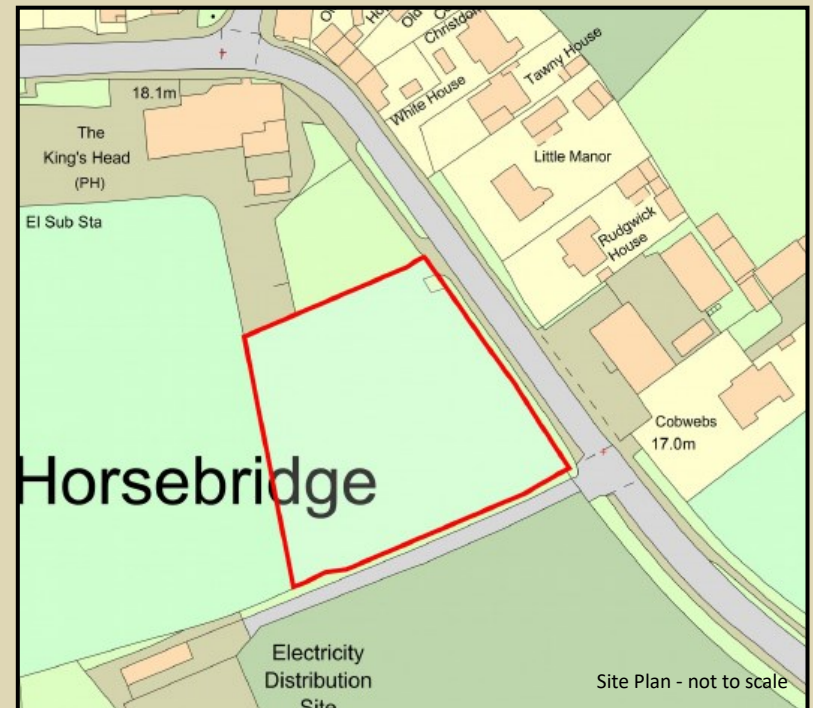
The site extends to approximately 0.95 acres.

Development Proposals

The site layout plan for the proposed development shows the access into the site directly from the A271 with a T-shaped access road. The houses are all 2 storeys and comprise nine 3 bedroom dwellings of various sizes ranging from 997 sq ft up to 1,399 sq ft. There are 2 dwellings sized at 1,399 sq ft, 3 at 1,064 sq ft and 4 at 997 sq ft.

Each unit has a rear garden, each house has a single car port and at least one car parking space and there are 3 visitor spaces.

The houses are designed using a variety of elevations including brick, tile hanging and weatherboarding with a mix of gabled and hipped roofs.



Planning and CIL

Full Planning Permission was granted by Wealden District Council on 1st February 2022 for '*residential development comprising 9 dwellings and associated works*' (ref: WD/2017/2419/F).

CIL will be payable and this has been calculated at £169,283.52.

Services

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development. However, a detailed assessment has been carried out and full details of the utility information is available from our website as below.

Additional Information

The following information, inter alia, is available from our website www.rpcland.co.uk.

- Decision Notice
- CIL Assessment Form
- Design and Access Statement
- All Plans
- Archaeological Evaluation Report & WSI
- Arboricultural Impact Assessment
- Environmental Risk Assessment
- Noise Assessment
- Flood Risk Assessment
- Utilities Assessment
- Drainage Strategy
- Topographical Survey (available in dwg format on request)
- Transport Statement

A Phase 2 Soil Investigation has been commissioned and will be made available when complete.

Tenure and VAT

The freehold interest in the land is offered for sale.

The land is elected for VAT and, accordingly, VAT will be payable on the purchase price.

Method of Sale

The site is available by Private Treaty and offers for the freehold interest are invited on an unconditional basis. Bids must be emailed to Mark Linington at m.linington@rpcland.co.uk.

In submitting a proposal please include the following:

1. Offer price for the property;
2. Details of any abnormal costs allowed for;
3. Details of any due diligence required prior to exchange of contracts;
4. Timing of exchange and completion;
5. Confirmation of funds.

The vendor reserves the right not to accept the highest nor any bid made for the site.

Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

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Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

Agent Details

For further information or to book a viewing appointment please contact RPC or visit our website at www.rpcland.co.uk

Mark Linington MRICS

07984 609187

m.linington@rpcland.co.uk

Mid Kent Office

RPC Land & New Homes Ltd

Kestrel House

Knightrider Street

Maidstone,

ME15 6LU

