Exciting Consented Residential DevelopmentFull Planning For Conversion/New Build to create 10 Houses





2-4 Mill Gap Road Eastbourne

Mill Gap House 2-4 Mill Gap Road Eastbourne BN21 2FF

For Sale

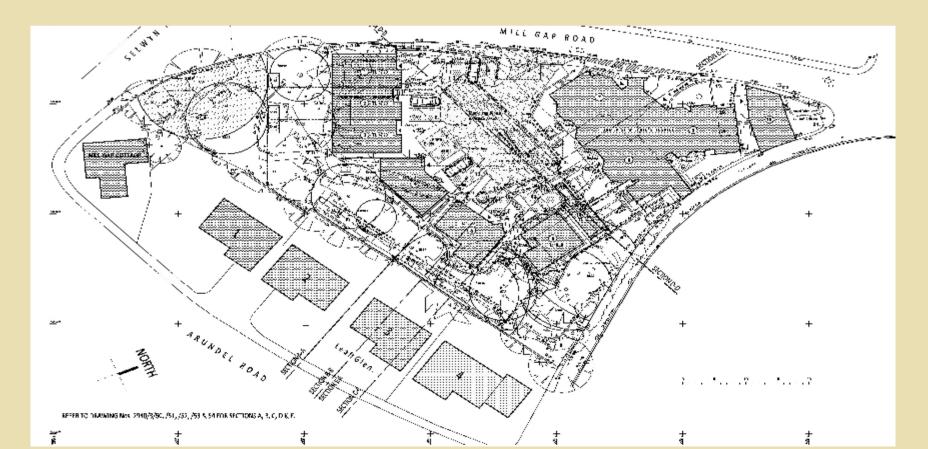
Site Description

The site comprises of the former St Wilfrid's Hospice with the surrounding land. The site has full planning for 6 new build units and 4 conversion units. The existing buildings made up of Mill Gap House 9,989 sq ft, a cottage 421 sq ft and offices 446 sq ft totalling 10,855 sq ft in existing buildings. The site is 0.81 acres in total.

Location

The site is located within the Upperton area of central Eastbourne in the historic sea side town of Eastbourne, with the Arndale shopping Centre within walking distance. Eastbourne has many shops, restaurants and café` it also has one of the few historic piers left in the UK.

The nearest train station is Eastbourne train station situated just 0.6 miles from the site.



Planning Information

We understand full planning was granted on the 21st of June 2017 (ref PC/161448) for the erection of 6 new build 4 bedroom units, with 4 conversion units comprising three 4 bedroom homes and one 2 bedroom homes.

The vendors application can be viewed on the link below.

https://www.lewes-eastbourne.gov.uk/planning/application-summary/?RefType=APPPlanCase&KeyText=161448

Unit Type Schedule

Unit 1 new build 4 bedroom with 2 parking spaces 1571sq.ft. Unit 2 new build 4 bedroom with 2 parking spaces 1571sq.ft. Unit 3 new build 4 bedroom with 2 parking spaces 1571sq.ft.

Unit 4 new build 4 bedroom with 2 parking spaces 1582sq.ft.

Unit 5 new build 4 bedroom with 2 parking spaces 1668sq.ft.

Unit 6 new build 4 bedroom with 2 parking spaces 1399sq.ft.

Unit 7 conversion 4 bedroom with 2 parking spaces 1808sq.ft.

Unit 8 conversion 4 bedroom with 2 parking spaces 2131sq.ft.

Unit 9 conversion 4 bedroom with 2 parking spaces 3035sq.ft.

Unit 10 conversion 2 bedroom with 1 parking space 721sq.ft.

Parking

21 spaces overall including 2 to be used as visitor/disabled spaces.

Unit 8 and 9 both have a garage.

Section 106 Agreement

We understand there is a S106 contribution to the local highway authority for labour contributions totalling £5,000.

Contribution towards the councils monitoring and reviewing the employment and training programme £16,200

A maximum of £1,860 for the County Council and a maximum of £1,600 plus any reasonable disbursements for the Council.

CIL (Community Infrastructure Levy)

We understand the CIL will cost £79,120.48.

Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Methods of Sale

The site is being sold by private treaty with offers on a unconditional basis invited for the Freehold subject to contract.

Tenure

This site is to be sold Freehold with vacant possession on completion.

Viewing

Strictly by appointment with RPC Land & New Homes Tonbridge office 017323636

Agents Notes

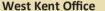
Intending purchasers will be required to pay RPC Land & New Homes introductory fees of 1.75% + V.A.T at the prevailing rate and this must be taken into account when submitting any offers.

Agent Details

Peter Bowden

01732 363633

P.Bowden@rpcland.co.uk



RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

Fax: 01732 359726



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.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

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.