

# Exciting Consented Residential Development

## Full Planning For Conversion/New Build to create 10 Houses



Historic Library Photo



## 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

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