



On the instructions of East Sussex County Council



Superb Residential development opportunity having outline planning consent for some 210 dwellings in a pleasant sought after residential area



Former St Leonards Academy

Off Darwell Close
St Leonards-On-Sea
East Sussex
TN38 9JP

For Sale

Site Description

The site being a former school academy is irregular in shape, extends to approx. 9.55 H/A (23.88 acres) and having all school buildings demolished. The land is relatively self contained within its own environment with a significant level of mature trees around the perimeter. The site slopes from north to south with the highest area being in the north and central areas and somewhat lower to south and west.

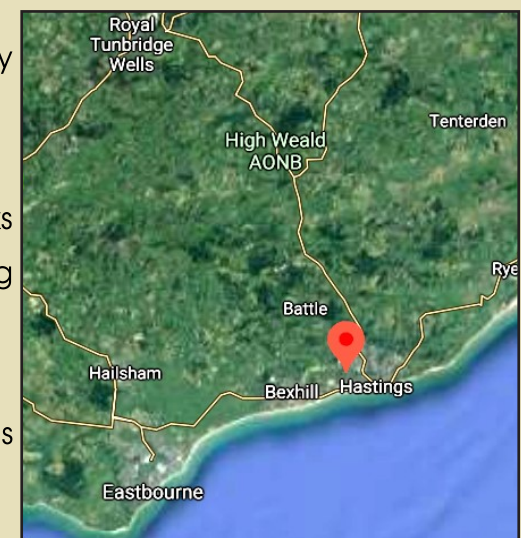
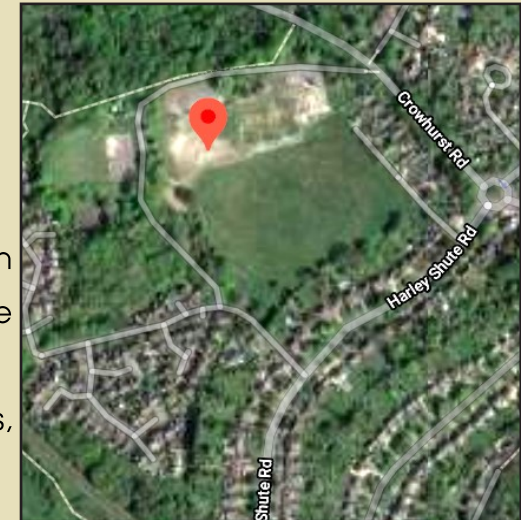
Location

The site is situated in a pleasant and sought-after residential area on the St. Leonards side of Hastings. It is approached via Harley Shute Road with relatively large detached houses which leads into Darwell Close comprising a good mix of residential housing. To the north west of the proposed development is a local wildlife site which also contains an area of woodland. St. Leonards sea front is just a few minutes car drive, with various boutique shops and Sainsburys, Asda, Tesco stores close by.

West St. Leonards Primary School is within walking distance with St Leonards senior academy school approx. 1 mile.

The main line station at St. Leonards West with fast train services to Tunbridge Wells, Sevenoaks and on to London Charing Cross is approx. 1.5 miles whilst the A21 providing road access going north is approx. 3 miles.

Hastings centre with its good shopping facilities, various schools for all ages and many attractions provided by this popular seaside town is some 2.5 miles distant.



Land to be Sold

The plan shows the area to be sold outlined in the red for identification purposes only.

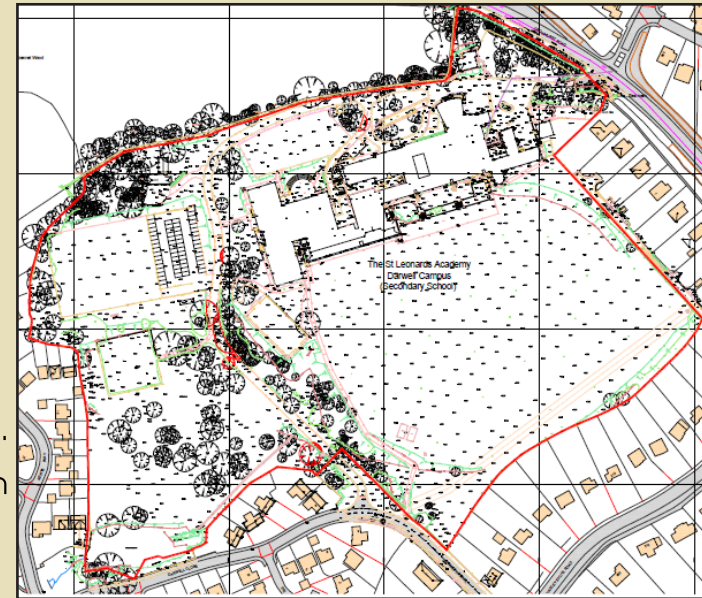
Planning

Outline planning consent was granted by Hastings Borough Council under ref nos. HS/OA/15/00168 dated 21st June 2018 for the erection of some 210 dwellings with associated open space, play areas, landscaping, and access.

The indicative layout shows a relatively low density being approx. 22 d p h and will ensure retention of woodland to the south west of the site. The scheme shows a mixture of dwellings from a three-storey flatted scheme, 2-bedroom terraced houses, 3-bedroom terraced/semi-detached houses and 3/4/5-bedroom detached houses.

The consent is subject to a section 106 agreement which is available to download from our website. It has provision for 25% affordable housing, County Council contributions to libraries, Rights of Way Transport, Highway Improvements, Travel Plan and various Education contributions

The owners will be seeking an overage payment, to be agreed, in the event of an increased density.



Further Information

Further information is available to download from our website www.rpcland.co.uk. This information is believed to be correct at the date of issue. Also other information on the application site can be viewed on the Hastings Borough Council planning portal, [Click Here](#) for further details.

Services

The owners are currently carrying out service availability enquiries with the relevant statutory authorities and those will be made in due course.

Tenure

The site is sold freehold with vacant possession on completion with the exception of the existing Multi Use Games Area (M.U.G.A) tenancy. A copy of which can be found on our website.

Section 77 consent has been granted.

Price

Price on application.

VAT

The owners have elected not to charge VAT on the sale

Viewing

The site may be viewed at the applicants risk at any time during daylight hours via the access off Darwell Close

Method of Sale

Offers are invited for the freehold, subject to contract

The deadline for receipt of offers will be no later than noon on Tuesday 15th December 2020.

Bids must be made in writing on Company letter headed paper and addressed to Peter Randall, RPC Land & New Homes, 158 High Street, Tonbridge, Kent, TN9 1BB, email p.randall@rpcland.co.uk

In submitting your bid please provide the following details:-

1. Offer price for the property
2. Details of any conditions attached to the bid
3. Details of any abnormal costs allowed for
4. Details of section 106 costs allowed for
5. Details of any overage in the event of an increase in density
6. Details of due diligence required prior to exchange of contracts
7. Confirmation of funds
8. Confirmation that the bid has received board approval

Agents Details

Peter Randall

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB



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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.