

An Excellent Development Opportunity (Subject to All Necessary Consents)
Extending to Approx. 0.488 Acres Situated on the Outskirts of Hailsham Town
Centre and Set in a Predominantly Residential Area



SANDBANKS
CACKLEYBURY CLOSE
HAILSHAM
BN27 3LF

FOR SALE

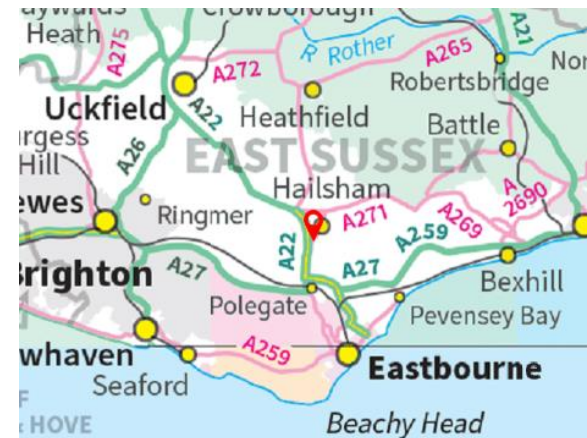
Site Description

This brownfield site has been unoccupied for a few years having previously been used by the District Council to provide a respite service for people with learning difficulties and associated office facilities.

We understand the site extends to approx. 0.195H/A (0.4875 acres). It is rectangular in shape and currently occupied by a substantial two storey 1970's building with later single-storey extension to the rear. Running along the northwest boundary a driveway leads to a small car parking area with a garden laid mainly to lawn.

Location

The site is situated just one mile from the town centre with the main shopping area being developed along the High Street and George Street. There are various local and national shops, restaurants, several supermarkets, pubs and places of worship. The area is well served by several primary schools, a secondary school, excellent leisure and sporting facilities including football, cricket, swimming pool, gym, fishing, horse riding and excellent country walks, especially along the South Downs. There are excellent road connections via the A22/A27 which provide access to the popular coastal resort of Eastbourne (7 Miles), Lewes, the County Town of East Sussex 11 miles, Heathfield 9 miles and access to the M25 onwards to London. Polegate railway station is just over 3 miles distant, with rail services operating to Eastbourne, Hastings, Brighton, Lewes, London, Tunbridge Wells, and Gatwick Airport.



Planning

The current use of the site comes under Class use C2/B1

[Wealden District Council](#)

[Planning and Building Control - Wealden District Council - Wealden District Council](#)

Services

We understand all main services are available to the site but interested parties must make their own enquiries as to availability and capacity.

Tenure

Freehold with Vacant Possession on Completion

EPC

This property's energy rating is C.

VAT

The Sellers have elected not to charge VAT on the Sale.

Price

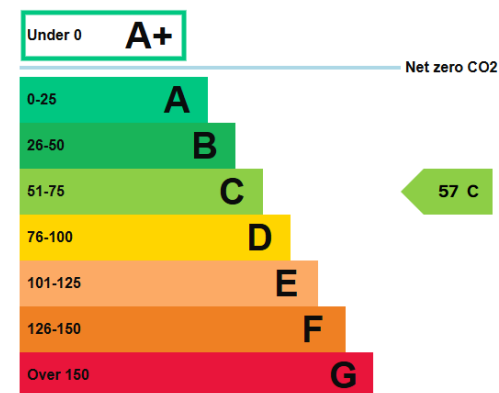
Offers invited for the For the Freehold Subject to Contract Only

Bid Date

Bids not later than noon on Tuesday 24th June 2025.

Viewing

There will be three viewing days Wednesday 21st May, Tuesday 3rd June, Wednesday 18th June. Viewing buildings internally will be by strict appointment only and between the hours of 11am to 2pm. For an appointment please telephone our office 01732 363633 or alternatively Peter Randall direct at 07932 015233. If any of the above timings are inconvenient alternative arrangements may be made.





Agent Details

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

Peter Randall

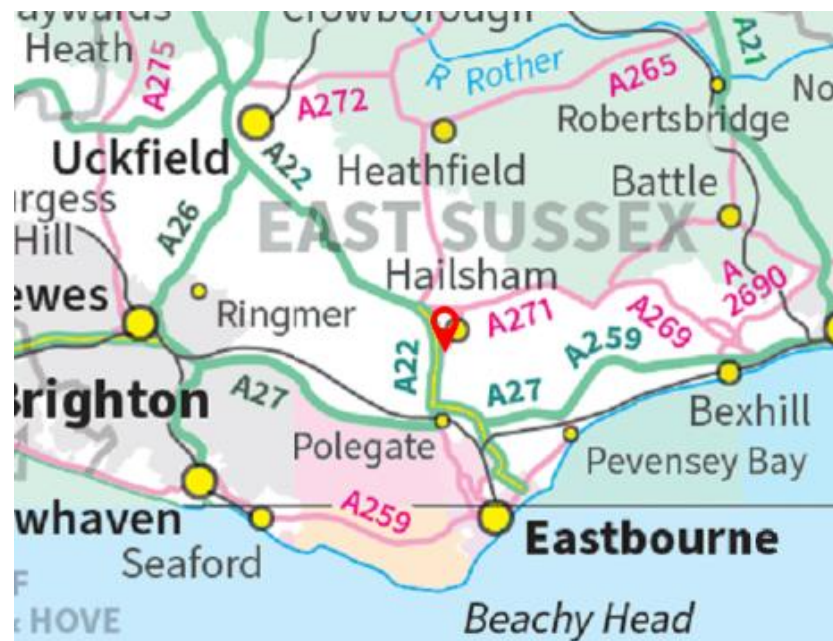
07932 015233

p.randall@rpcland.co.uk

William Bowden

01732 363633

w.bowden@rpcnewhomes.co.uk



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.