



Residential Development Site

Land at Uplands Farm, Rattle Road, Stone Cross, East Sussex, BN24 5DT

Batcheller
Monkhouse

LAND AT UPLANDS FARM

An opportunity to acquire approximately 13 hectares (32.12 acres) of residential development land with outline planning permission for up to 183 units.

SITUATION

The development site occupies a wonderful semi-rural location to the north of Eastbourne, on the edge of Pevensey Marshes, in the parish of Westham. The site is well located with good access to the nearby strategic road network including the A27 and the A22. Together with the mainline railway station at Polegate, which has services to Gatwick and London Victoria. The site is conveniently located in the village of Stone Cross, on the semi-rural outskirts of Eastbourne. Stone Cross has a range of amenities and a beautiful old Windmill. Adjacent to Stone Cross are the historic and pretty villages of Pevensey and Westham. Period houses and cottages line the high streets and there is a selection of local shops and amenities.

DESCRIPTION

The land at Uplands Farm is situated to the south eastern side of Stone Cross, on land to the south of Rattle Road and to the north of the railway line. The site is broadly separated into eight parcels of predominantly pastureland together with a range of agricultural buildings situated in the centre of the site. The site is separated from the existing village by a field to the north western boundary. The site gently slopes from north west to south east with an area of level ground in the north east. The northern and southern boundaries of the land are well screened with established vegetation.

PLANNING

An initial planning application was submitted to Wealden District Council in 2014 for 82 dwellings this was superseded by planning application WD/2015/2887/MAO which was granted on 14 April 2016. The site now benefits from an outline planning permission for 183 dwellings including affordable housing. All matters are reserved within the outline planning permission including the layout, scale and appearance of the buildings although indicative details have been provided of the layout. There is a provision for 35% affordable housing as part of the scheme.

TENURE

The site is offered for sale freehold with vacant possession on completion.

INFORMATION PACK

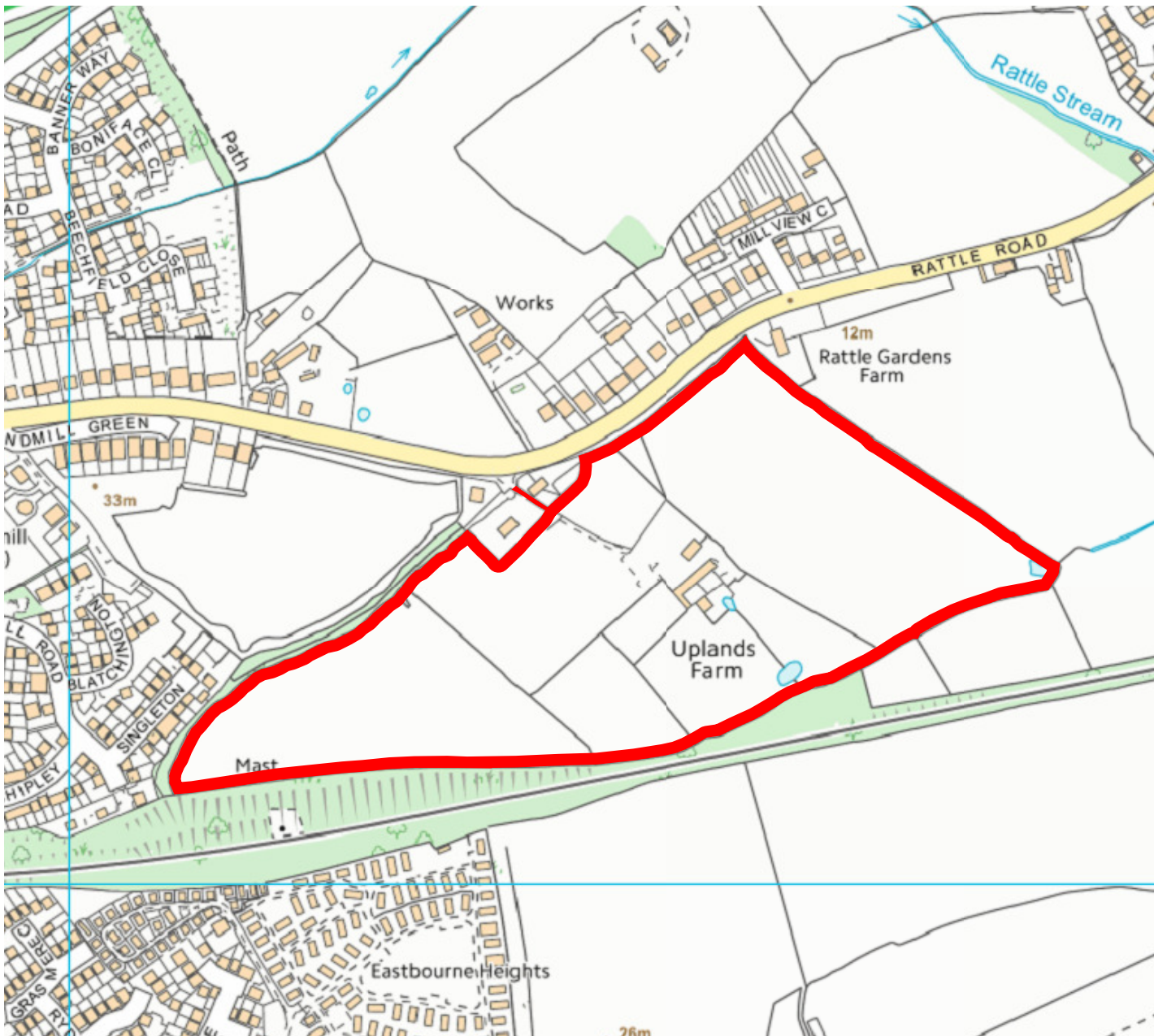
An information pack containing copies of all surveys and reports compiled when submitting the planning application has been produced and is available by request from Batcheller Monkhouse by contacting Oliver Robinson on 01892 509280 or by e-mail o.robinson@batchellermonkhouse.com.

METHOD OF SALE

We are seeking unconditional offers subject to contract only for the freehold interest of the site. Offers should be for a fixed amount and unrelated to any other offer. The vendors retain the right not to accept the highest or indeed any offer. Offers should contain information on how the purchase is to be funded, whether the offer is made subject to board approval and an estimated timescale for the purchase of the site.

LOCAL AUTHORITY

Wealden District Council, Vicarage Lane, Hailsham, East Sussex. www.wealden.gov.uk. 01323 443322



DISCLAIMER

Property Misdescription Act 1991 - we have endeavoured to make this brochure as accurate and reliable as possible. The content does not constitute or form any part of an offer or any contract and none is to be relied upon as a statement of fact. Please note that neither the vendors nor Batcheller Monkhouse can accept responsibility for information on services. Prospective purchasers must satisfy themselves with regard to the adequacy and position of the services. All measurements and distances have been taken as a guide to prospective purchasers and are only approximate. Any plans or schedule of areas are based on the Ordnance Survey National Grid Sheets and are only published for identification purposes only. Any buyer must satisfy themselves by inspection or otherwise as to the correctness of any information given. Photographs within this brochure may include lifestyle and local view images.

PRICE: Offers Invited

VIEWINGS

By prior appointment with the agents Tunbridge Wells Office, telephone 01892 512020

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