



**Brewery Yard Club Landgate**  
**Rye, East Sussex TN31 7LH**



# Brewery Yard Club Landgate, Rye, East Sussex TN31 7LH

Offers In Excess Of £400,000

An exciting opportunity to acquire this attractive building with planning permission for conversion of the building to residential use to create three self contained 2 bedroom flats. Located in the centre of the historic town of Rye, the property has been used for the last several years as a social facility.

## Description

The accommodation is currently set out with the ground floor providing a large reception room, cellars and cloakrooms. To the first floor there are two receptions (one with bar area) and the second floor being a mezzanine area.

The property benefits from 2 private parking spaces to the front.

Planning permission has been renewed for the conversion of the building to form three self contained, 2 bedroom apartments with bin stores and communal cycle store. Planning reference RR/2020/1694/P. The building previously had planning permission granted for a one domestic dwelling providing further options for residential development or commercial ventures.

The Community Infrastructure Levy (CIL) charge for development in accordance with the current planning permission has been paid by the current owner.

Tenure – Freehold

EPC Rating – C

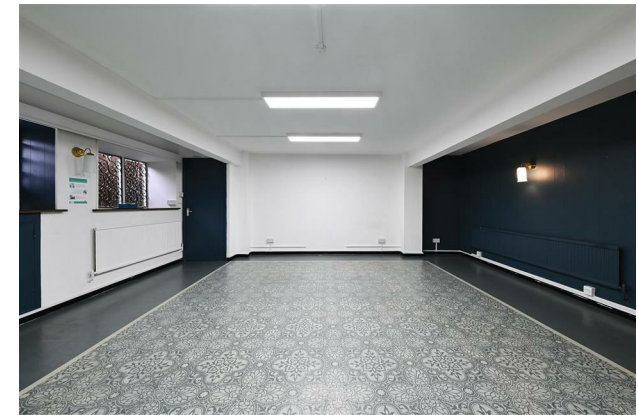
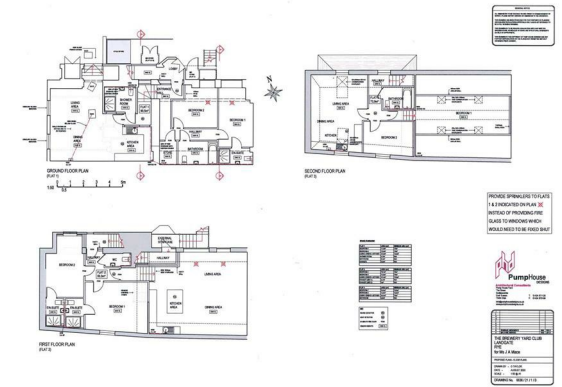
Current Use: D2

Services – All mains services

## Location

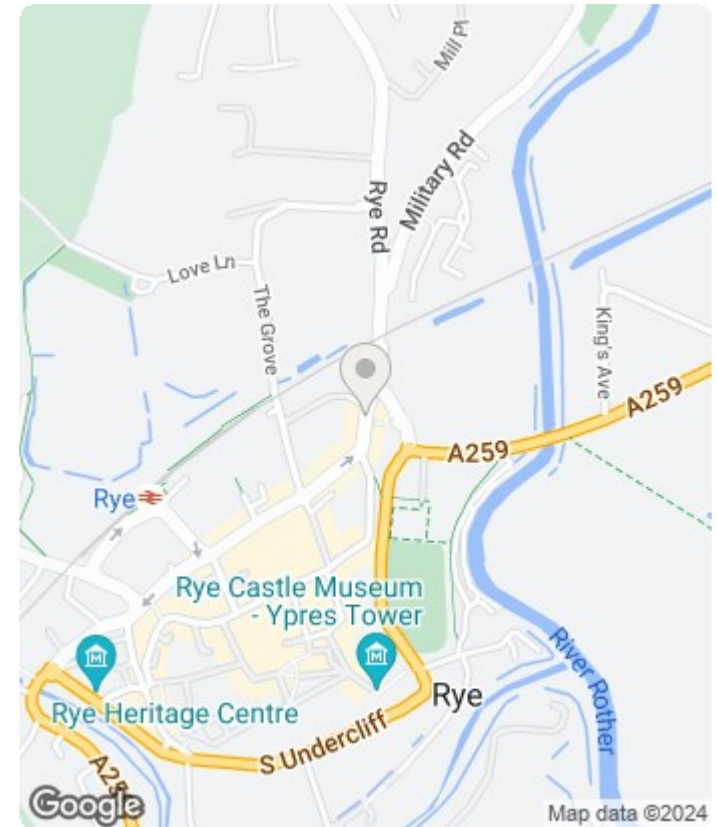
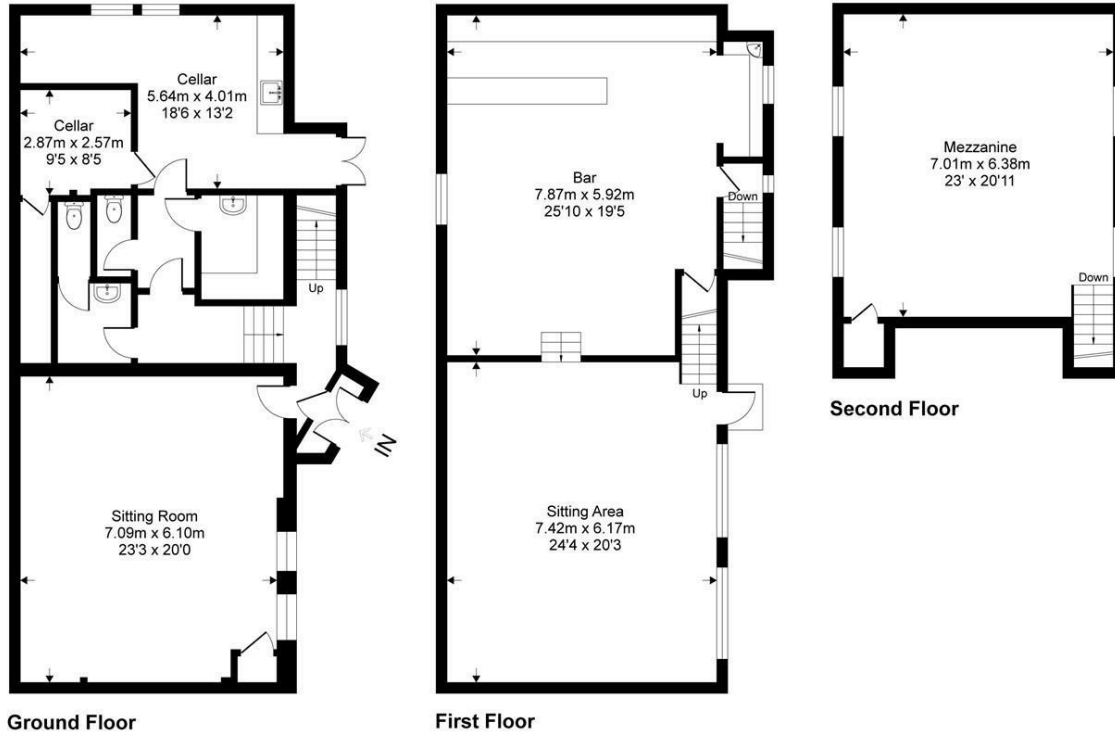
The property is located just off Landgate in the Conservation Area of the Ancient Town and Cinque Port of Rye. Rye is renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are both held annually.

From the town there are local train services to Eastbourne and Ashford International with high speed connections to London St. Pancras (37 minutes) and from there to the continent via Eurostar. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club, sailing on the south coast and many fine countryside and coastal walks.



## The Brewery Yard Club

Approximate Gross Internal Area = 252 sq m / 2711 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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