

# Sugar Loaf Yard

Dallington | Heathfield | East Sussex | TN21 9LL |

Lambert  
Smith  
Hampton

Grazing Land

Builders' Yard with  
Ancillary Accommodation

Storage and  
Scrub Land

**FOR SALE - 1.76 acres open Builders' Yard with Ancillary Accommodation • 6.1 acres of Storage and Scrub Land • 6.5 acres of Grazing Land**

By Order of the Joint Administrators Vince Green & Steven Edwards of Crowe UK



# Summary

- Held under 3 separate freehold titles
- Total Site Area extends to 14.36 acres (5.81 Ha) Approx.
- Planning consent for the storage of reclaimed materials and car parking.
- Planning consent for the sale and storage of building materials.
- Suitable for alternative uses/redevelopment (Subject to Planning).
- Available as a whole or as individual lots.

Storage and  
Scrub Land

Builders' Yard with  
Ancillary Accommodation

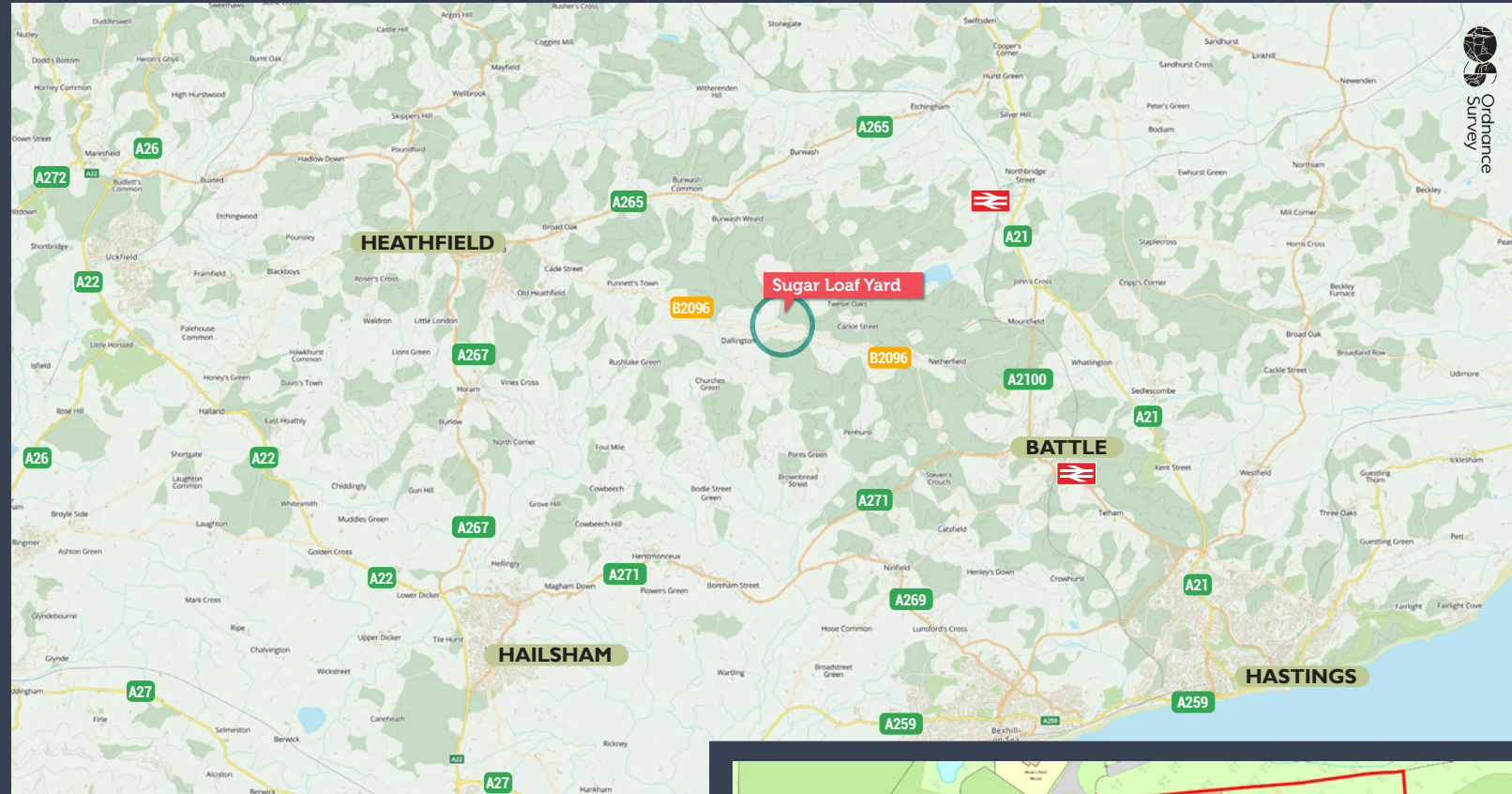


# Location and Connectivity

The property is located in Dallington, a small rural village and civil parish in the Rother district of East Sussex.

The builders' yard and scrub land are accessed via the Dallington Road, with a secondary access for the grazing land via Battle Road, a B road which starts at the fork on the A271 west of Battle and terminates at the traffic lights on the A265 in Heathfield. Robertsbridge train station is located 5.8 miles northeast of the subject and provides commuter links to London Charing Cross in 1 hour and 20 minutes, and Hastings under 25 minutes.

Dallington has some local amenities including a primary school, public house, post office and a bed & breakfast.







# Property Description

The property is arranged in three parcels as follows:

## Sugar Loaf Yard (Builders Yard)

The above land comprises a secure part asphalt, concrete and aggregate surfaced builders yard spanning 1.76 acres with a gradual sloping topography with shared access off Dallington Road. The yard benefits from ancillary warehouse accommodation extending to 2,570 sq. ft, constructed from a mix of steel portal/concrete framed and block or asbestos overclad elevations, surmounted by single pitched asbestos sheet roofs. The internal accommodation provides a workshop and stores. The warehouse accommodation benefits from large iron mesh style swinging doors and have a maximum eaves height of 3.2m and 4m. All of the storage accommodation is of a dilapidated state of repair with the end former two storey offices being in a semi-derelict condition following a fire.

The land has planning consent for the sale and storage of building material.

Adjacent to the entrance of the yard is a small detached two storey office constructed from cavity brick elevations and double glazed UPVC windows all surmounted by a multi pitched part

clay/flat roof. Internally the ground floor accommodation provides open plan offices and a small staff kitchenette. The first-floor accommodation provides a small open plan meeting room. The office internally is finished with kardean and laminate flooring, LED strip lighting and electric powered heating. Accessed to the rear of the property is a small boot room and staff WC.

## Storage and Scrub Land

To the west of the builders yard and accessed off the same shared service road is circa 6.1 acres of sloped scrub land, with circa 1 acre of rough surfaced land currently being utilised for material and vehicle storage. There is a small single track aggregate surfaced road running through the land with a gate to the end of which a neighbouring property has a right of way over from Dallington Road.

Part of this land has the benefit of planning consent for use as storage of reclaimed materials and car parking.

## Grazing Land

To the south of the builders yard and with frontages to both Dallington Road and Battle Road is circa 6.5 acres of grazing land arranged in 3 fields with a gradual sloped topography (south to north) and is accessed via a five – bar agricultural metal gate from Battle Road. There is currently a grazing licence over this land.





# Accommodation

Sugar Loaf Yard provides the following approximate Gross Internal Floor Area:

Accommodation	Sq Metres	Sq Feet
Stores/Workshops	238.8	2,570
Open Sided Canopy	140.7	1,514
Offices	51.4	553
<b>Total Gross Internal Area:</b>	<b>430.9</b>	<b>4,637</b>

## Site Area

We understand that the total site areas of the individual parcels of land are as follows, on an approximate basis:

**Sugar Loaf Yard (Builders Yard)** – 1.76 acres (0.71 Ha)

**Storage and Scrub land** – 6.1 acres (2.47 Ha)

**Grazing Land** – 6.5 acres (2.63 Ha)

**Total: 14.36 acres (5.81 Ha)**

## Business Rates

Sugar Loaf Yard is listed in the 2023 Rating List as

**Store & Premises** - Rateable Value - **£34,000.**

## Tenancy

We understand a grazing licence dated 22nd May 2022 effects **Title No ESX386221**. The licence is for a term from 16th May 2022 to 30th April 2023 at a £1.00 rent for grazing livestock. The licence has expired, and we understand the licensee is holding over.



## Planning

The Property lies within an area administered **Rother District Council**.

We understand from planning history obtained from the Council's website that the following pertinent applications have been decided:

Planning Reference No	Detail	Decision
RR/200/967/P	Use of land for storage of reclaimed materials and hardcore access road to provide on site turning and car parking [retrospective application]	<b>Approved conditional</b>
RR/97/668/P	Change of use from haulage yard to extend adjacent premises for the sale and storage of building materials	<b>Approved conditional</b>
RR/95/2153/P	Conversion of loft space to provide additional room and single dormer window	<b>Approved conditional</b>

We understand the Property is not Listed and is not within a Conservation Area, but is within an area of AONB. We advise that all interested parties undertake their own planning enquiries.

# Further Information

## Tenure

The property is held freehold under Title No's: **ESX10008 (Sugar Loaf Yard)**, **ESX233062 (Storage and Scrub Land)** and **ESX386221 (Grazing Land)**.

## Energy Performance Certificate

A copy of the EPC certificate is available via the Data Room.

## Legal costs

Each party is responsible for their own legal costs.

## Anti – Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

## SALE ON BEHALF OF THE JOINT ADMINISTRATORS OF WESTRIDGE CONSTRUCTION LTD

The property is being marketed for sale on behalf of the Joint Administrators therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrator to the best of their knowledge and a purchaser must rely solely upon their own enquires. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

## Terms

The Freehold interests of the subject land are available individually or as a single lot, subject to the grazing licence effecting the agricultural land. Price upon Application, Subject to Contract.

## VAT

Value Added Tax (VAT) may be chargeable at the prevailing rate.

## Data Room

Additional information relating to the property is available via a data room, access is obtainable upon request to the agents.

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Sugar Loaf Yard

# Contacts

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