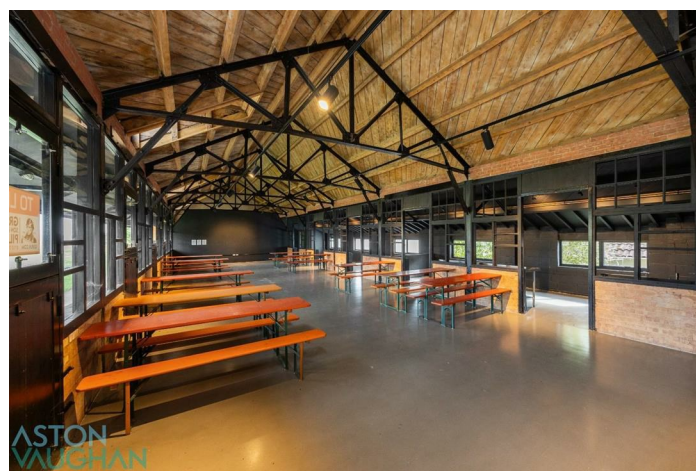


FREEHOLD



House - Detached (EPC Rating: C)

THE TOTALISER BUILDING, COTTAGES & BARN THE OLD RACECOURSE, LEWES, BN17 4LP

£2,250,000

**ASTON
VAUGHAN**
Sales and Lettings



8 Bedroom House - Detached located in Lewes

Tucked away in an area of outstanding natural beauty Lewes Old Racecourse enjoys exquisite views of patchwork Downland hills on all sides. The Totaliser Building with three adjoining cottages is now available to purchase as a separate lot, offering an exciting opportunity for developers and investors looking for their next project. The hard work has been done as planning permission has been granted, complete with architect's drawings, to transform The Totalisator Building into a cafe with a gallery and holiday-let dwelling providing a generous income. This is an entirely unique proposition in a prime location in East Sussex, to develop in an iconic and historic location while preserving the heritage of the racecourse and the land.

Just five minutes' drive from Lewes, sweeping through picturesque Sussex countryside, you come to The Old Lewes Racecourse which forms part of a small hamlet of properties and outbuildings elevated on the hill facing west. While the last race occurred in 1964, the land continues to be enjoyed for equestrian use with stables, paddocks and the 55-acre racecourse itself (available by separate negotiation).

Totalisator Building & Cottages:

Spanning approximately 6000 sq ft the existing Totalisator Building, once used for taking bets, is an open plan brick, steel and timber structure offering huge business development potential. Current plans and permissions include a gallery space to preserve the heritage of the Lewes Old Racecourse, alongside a café with ample indoor and outdoor seating, and bunkhouse/holiday let.

There is potential to request planning for 5 further cottages in place of the heritage centre and café.

Adjoining The Totalisator Building are three cottages with gardens and parking which are currently let for long-term residential use. On the southerly wing are Manhattan Cottage 1: a 2-bedroom house currently let for £1650 pcm, while Manhattan Cottage 2 is a 3-bedroom house currently let for £1750 pcm. On the northerly wing, Groom's Cottage is also 3-bedroom but larger with a potential rental income of £1950. Each Cottage has parking. These are to be purchased as one lot alongside The Totalisator Building.

Vendor's Comments:

"This is a rare and exciting opportunity to acquire an exceptional set of properties with planning granted in

a unique and highly desirable setting—ideal for multi-generational living, creative ventures, or simply enjoying the beauty of the South Downs."

Education:

Primary: Hamsey Community Primary School, Wallands Community Primary School

Secondary: Lewes Priory

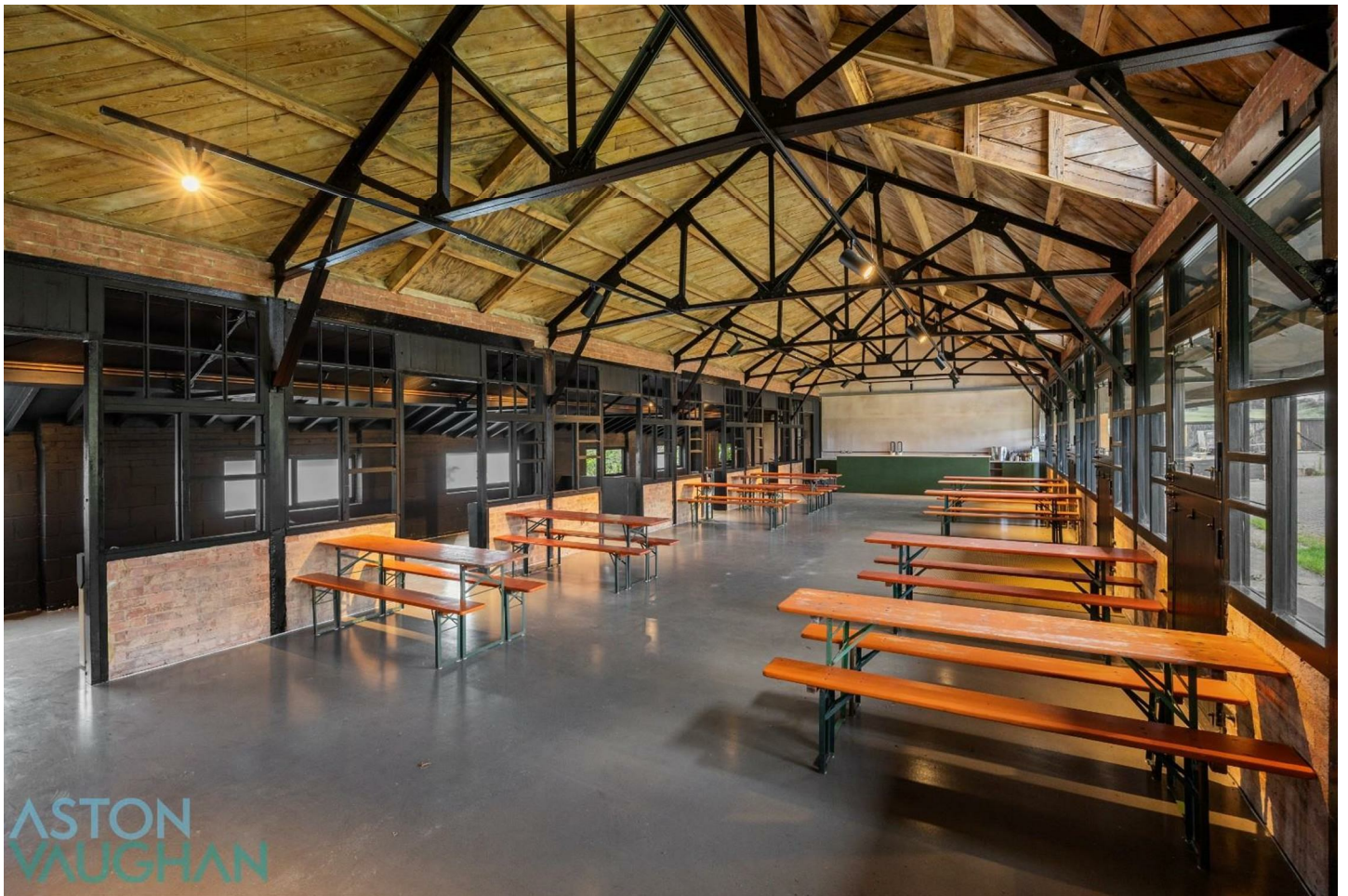
Private: Lewes Old Grammar School, Northease Manor School, Brighton College

Good to Know:

The Old Racecourse in Lewes is situated within some of the most picturesque countryside, enjoying all the wonders of village life, yet they are superbly well connected to both London and Brighton & Hove. The A27 is just 7 minutes away by car and the Station at Lewes has links into Brighton and along the coast with London connections at Uckfield and Brighton. Cocksbridge Station is also nearby with a direct London link.

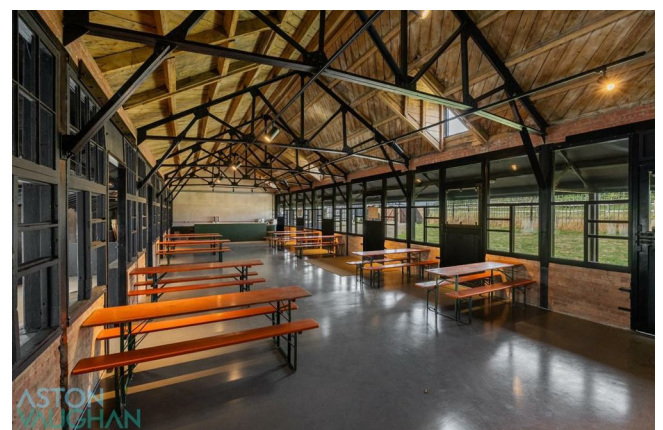
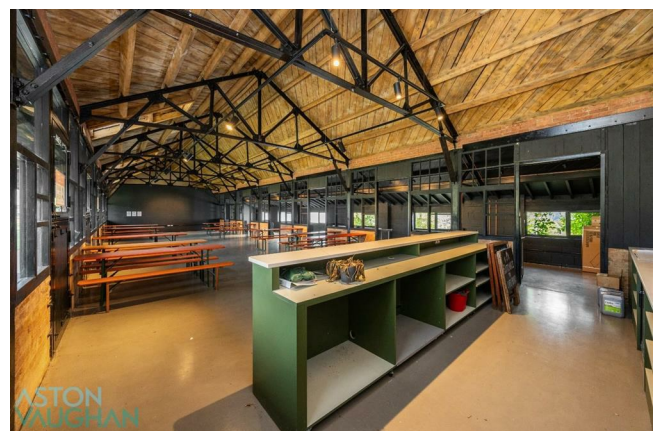
Harvey's Brewery, Breaky Bottom Vineyard and Rathfinny winery offer tours and tastings throughout the year for lovers of fine wines and cultural offerings are abundant in Lewes with Depot Cinema—a contemporary three-screen venue—screening the latest films, classics, and documentaries, along with hosting community events. The town also boasts a selection of traditional pubs, historic inns, artisan coffee shops, and quality restaurants, catering to every taste. The monthly Lewes Farmers Market, held on the first weekend of each month, draws residents and visitors alike for local produce and handmade goods.

Just a few miles away, the internationally celebrated Glyndebourne Opera House offers world-class



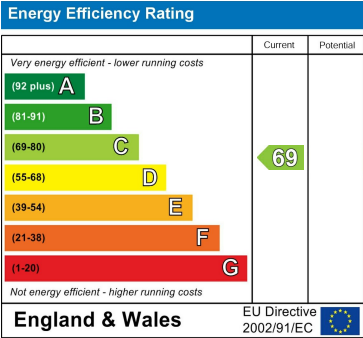
performances in a stunning countryside setting. For sports and recreation, Lewes offers first-class facilities including a swimming pool, athletics track, tennis courts, and local clubs for football, rugby, cricket, and hockey.

Families are well served by a wide selection of highly regarded schools. These include several popular infant and primary schools, Priory School (a well-respected secondary), Sussex Downs College, and the esteemed independent Lewes Old Grammar School—all within easy walking or cycling distance from The Old Racecourse.



Council Tax Band
C

Energy Performance Graph



Call us on
01273 253000
info@astonvaughan.co.uk
www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.