

FOR SALE

Confidential Off Market Opportunity

Development Opportunity – 4.95 Acres

Offers Invited in Excess of £850,000 (Freehold)



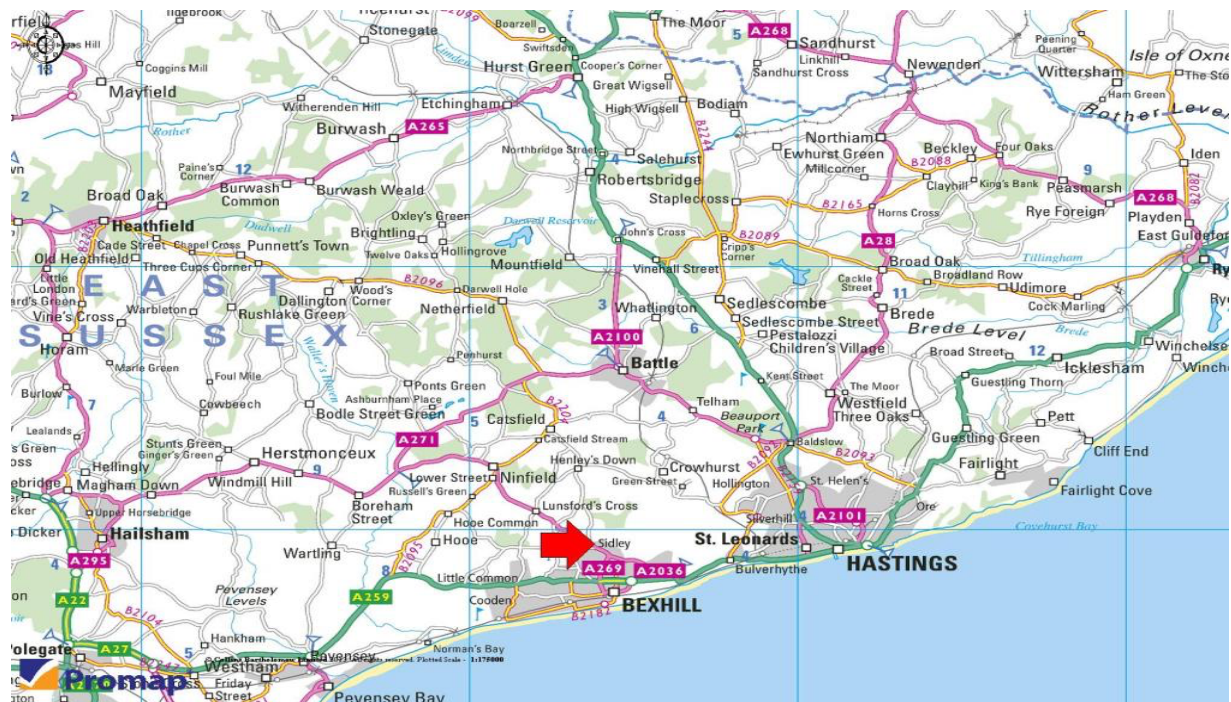
Gullivers Sports Ground
Glovers Lane
Sidley
Bexhill on Sea
TN39 5AJ

Location

Bexhill on Sea is an East Sussex seaside resort approximately 65 miles south east of Central London, 13 miles north east of Eastbourne and 5 miles west of Hastings.

On the northern boundary of the built-up area of Bexhill.

The area is predominantly residential, characterised by private and local authority estates.



Description

The site is a former cricket & football club, previously home to Sidley United FC, measuring 4.95 acres (2 hectares). The land has been unused since 2015 and buildings on the site have been subject to fire damage and vandalism. Prior to the damage the accommodation schedule was as follows: -

Description	Sq Ft	Sq M
Pavilion & Club House	4,198	390
Prefab Store	329	30.53
Open Stand	478	44.42
Open Stand	758	70.46
Tractor Shed	430	39.95
Buildings Total	6,193	575.36
Land Total	4.95 acres	2.001 ha

Tenure

The property will be sold freehold with vacant possession.

Rating

The property lies within the administrative authority of Bexhill (the Rating Authority).

VAT

We understand the property is not elected for VAT.

Services

We are advised that mains electricity, gas, water and drainage services are available at the property. However prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

Method of Sale

The site is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice. In the event that a number of competitive offers are received, the vendor reserves the right to request "best and final" offers from selected parties.

Offers are sought for the freehold interest, preferably on an unconditional (Subject to Contract only) basis. Conditional offers may be considered but this is not preferable to the vendor.

Unconditional Offers

If an unconditional offer is accepted, completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon the completion of the sale.

All offers should state whether they are submitted with or without Board approval and whether they are dependent on bank or similar finance being available with confirmation or proof of funding.

All offers should be marked "Gullivers Sports Ground – Offer to Purchase" and addressed to the vendors sole agent:

Mr James Dalziel
Silverstream Land Corporation
Semmering
Foxley Lane
Binfield
Berkshire
RG42 4DB

Telephone: 01344 442810
Mobile: 07771 524782
Or email: james@sscorp.co.uk

Viewings are strictly by appointment only. Please note that parties must not enter the property without our prior authority and any inspection of the site is at the prospective purchaser's risk.

Misrepresentation Act 1967 – Silverstream Land Corporation give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact, intending parties must satisfy themselves as to the correctness of each of these statements.
3. Silverstream or their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at November 2020 but maybe subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

