



Symonds
& Sampson



Development Site North of Eastbourne Road

Uckfield, Sussex

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Uckfield
Sussex TN22 5QL

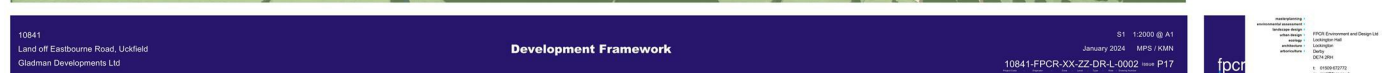
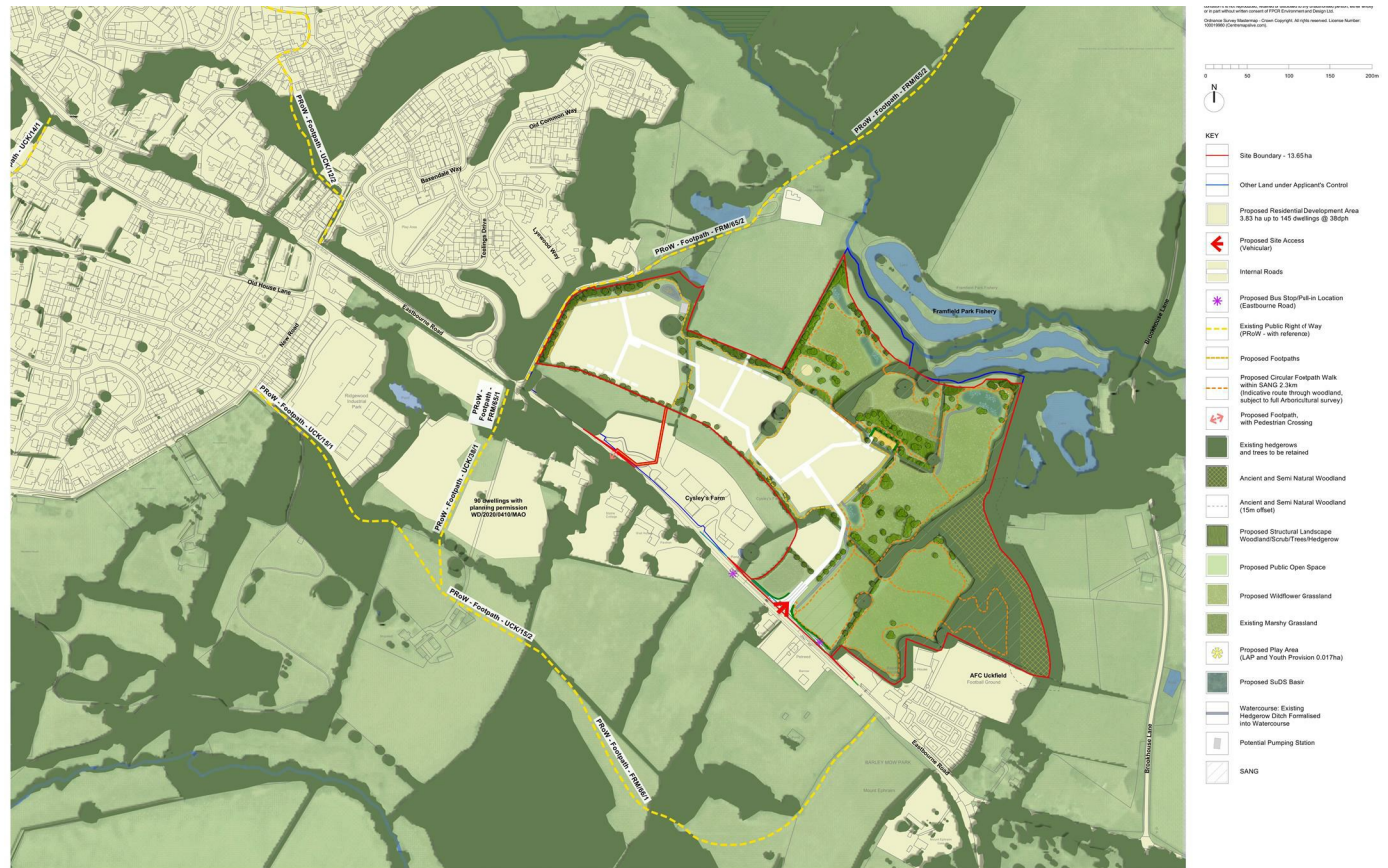
33.73 acres of residential development land
with outline planning permission for up to
145 dwellings

- Residential development land with outline planning permission for up to 145 dwellings. (35% affordable)
- Located on the southeastern outskirts of this popular East Sussex town.
- The site extends to approximately 13.65 hectares (33.73 acres)

Freehold

For sale by Informal Tender
Offers to be received by 12 noon on Thursday
11th September 2025

Sturminster Agricultural
01258 472244
sturminster@symondsandsampson.co.uk



LOCATION

Uckfield is a well-connected market town with a growing population of ~15,000, offering excellent rail links to London and easy access to the South Coast. Surrounded by desirable countryside and benefiting from strong local schools, retail, and leisure amenities, the town has high demand for quality housing. With ongoing infrastructure improvements and a strategic location in East Sussex, Uckfield presents significant potential for this residential development in a thriving, commuter-friendly community.

DESCRIPTION

The site comprises eight fields of irregular shape, while field boundaries are predominantly delineated by hedgerows, tree groups and woodland boundaries. An area of deciduous woodland is also located within the site to the east and north of the AFC Uckfield ground.

PLANNING PERMISSION & DEVELOPMENT

Outline Planning Permission has been granted subject to conditions, for a residential development comprising up to 145 dwellings along with associated public open space (POS), play and green Infrastructure (GI) including attenuation features and a SANG (Suitable Alternative Natural Green Space) set within a landscape framework of retained and proposed GI. The application reference number is: WD/2024/2955/MAO.

DIRECTIONS

What3Words: ///regulator.tolerates.triplied

INFORMATION PACK

Prospective purchasers may access the Data Room via the link that will be provided by Symonds & Sampson upon request.



The Data Room will include the following:

- Complete suite of technical reports and surveys
- Planning application submission including approved plans
- Ground investigation report
- Title and Land Registry details
- Utilities information
- Bidding template

An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance provided from external consultants. The Letters of Reliance will be issued as per the drafts in the data room.

METHOD OF SALE

The site is offered on the open market, on a subject to contract basis, by informal tender. Any conditional offer must clearly state such conditions. Offers are to be submitted in accordance with the bidding template attached to the sales particulars. Close date being Thursday 11th September 2025 at 12 noon.

Offers are to be submitted by post or email to Edward Dyke FRICS FAAV, Symonds & Sampson LLP, Agriculture House, Market Place, Sturminster Newton, DT10 1DU
Email: edyke@symondsandsampson.co.uk Tel: 01258 472244

VACANT POSSESSION

The property will be sold freehold with vacant possession on legal completion.

SPECIAL CONDITIONS

- An access connection is to be provided between points C to D for potential future development



- The purchaser is to allow for the planting of a hedge between points A-F-G-H to include a stock proof fence
- The purchaser will be granted the right to install and maintain the Footway link between points X and Y. The purchaser will be responsible for erecting a suitable fence on each side of the walkway including provision of four metre wide crossing gates at a point to be agreed

LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking of up to £20,000 in the event they withdraw from the transaction following agreement of the Heads of Terms and issuing of draft documentation.

VAT

The land is elected to tax for VAT.

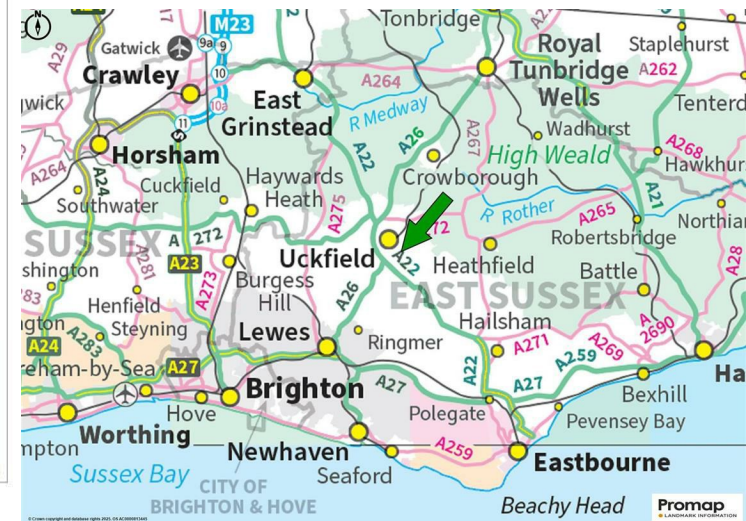
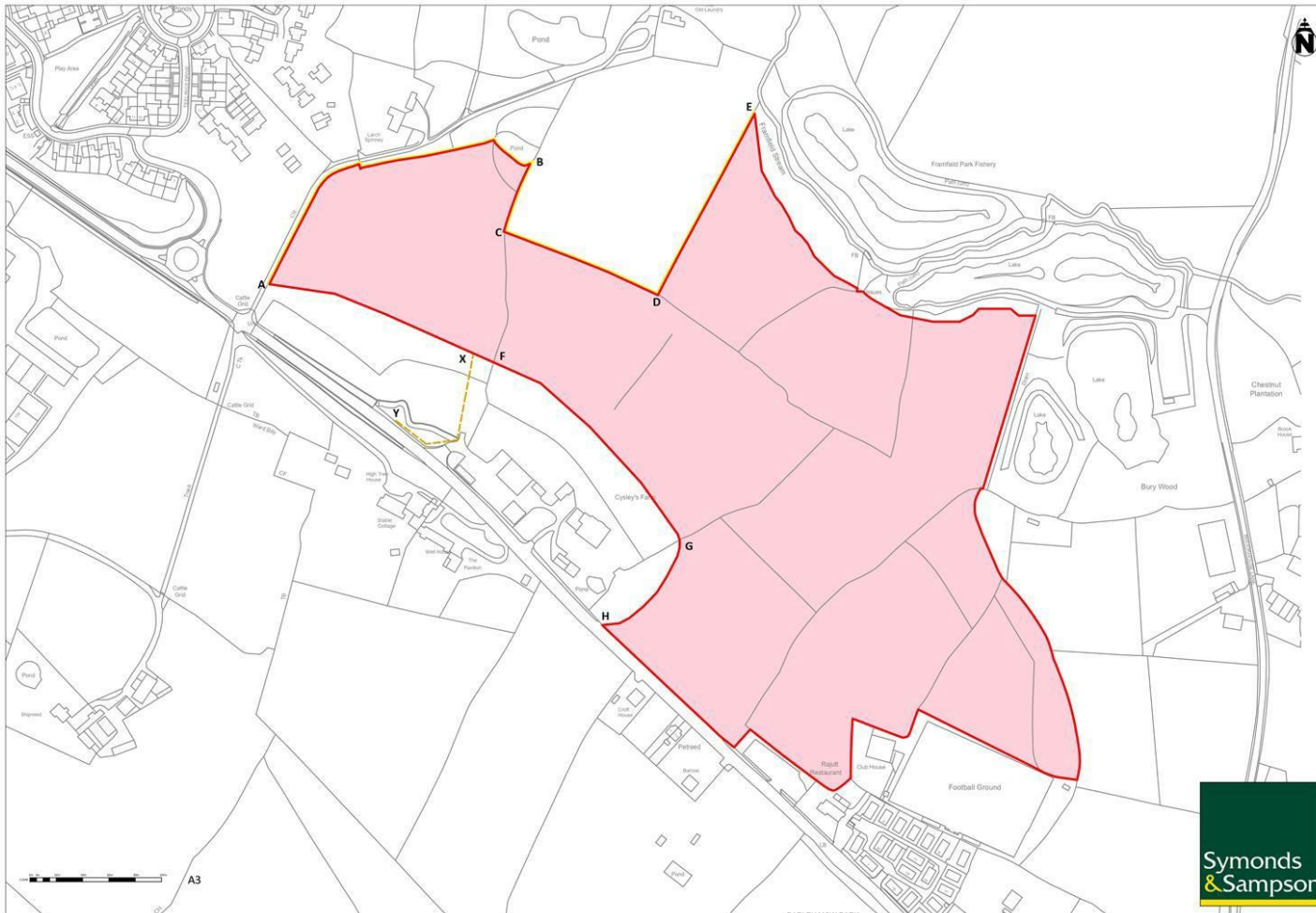
CONTACT

Edward Dyke FRICS FAAV, Symonds & Sampson LLP, Agriculture House, Market Place, Sturminster Newton, DT10 1AR
Email: edyke@symondsandsampson.co.uk
Tel: 01258 472244

VIEWING

Viewings of the site shall be during daylight hours with a set of sales particulars in hand after informing the agent, contact Edward Dyke on 01258 472244





SturAg/ED&WC/Jul25



01258 472244

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

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