

# FREEHOLD DEVELOPMENT SITE WITH P/P FOR 17 FLATS

New build or conversion opportunity



**FREEHOLD FOR SALE**

## Linden House Site, Southdowns Park, Haywards Heath RH16 4SL

- Planning “minded to grant” for 17 residential units - DM/23/0890
- Over 4 floors with onsite parking
- Rare opportunity to purchase a consented scheme
- Central location in Haywards Heath
- Forming part of the historic Southdowns Park area
- Additional site to rear also available

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## LOCATION

Located in Mid Sussex, Haywards Heath is an affluent town 15 miles north of Brighton and 14 miles to the southeast of Crawley and Gatwick Airport. Central London is approximately 40 miles to the north and the A23 is within 5 miles to the west accessed via the A272. Haywards Heath mainline railway station offers frequent direct rail services to London terminals and south coast towns. The site is close to the principal shopping thoroughfare (South Road) is adjacent to the Princess Royal Hospital and is accessed just off the A272 via Colwell Road.

Southdowns Park comprises an imposing Grade II listed building originally built as a hospital in 1854 and converted into apartments with associated new build houses over the last 20 years. The Linden House site is the last undeveloped plot within the catchment area. Immediately to the east of the site is The Chapel of St Francis Church which is currently used as a childrens day nursery (also Grade II listed) .

## DESCRIPTION

Linden House is a vacant 3 storey building, originally built as accommodation for nurses working within the adjacent former psychiatric hospital (now converted into houses and apartments). It has been vacant for many years after closing in the 1990s. The site is rectangular with a northwest to southeast axis. The design of the proposed new building follows the orientation of the existing building fronting Bennetts Rise (facing west) with private gardens on all sides and car parking at the front. The proposed ridge height is approximately 12.2m.

The site area is approximately **0.367 acres /16,000sqft.**

## ADDITIONAL LAND (edged blue on plan overleaf)

To the rear is a further rectangular site which does not form part of the approved scheme. This land is in our client's ownership and may be available by negotiation. It extends to approximately 0.06acres (3,000sqft) and has a frontage to the main distributor road leading into Southdown's Park.

## PLANNING

Planning permission has been granted, under application **DM/23/0890** (subject to the signing of the S106 agreement, which is agreed in principle - details below). The consented scheme provides for demolition of the existing building and construction of a new part 3 and part 4 storey building comprising 17 flats with 14 car spaces and designated bin and bike store.

The new building provides 4x 1 bed units, 11x 2 bed units and 2x 3 bed penthouse apartments on the third floor. All upper floor flats have a balcony area with the ground floor flats having designated garden areas. The penthouses have 3 bedrooms with ensuite facilities and a separate study.

The GIA area is approximately 17,000sqft with a net area equating to 14,096sqft.

A previous consent, for 14 units, was granted but not implemented in June 2021 for a similar scheme under application **DM/18/0421**.

The existing building extends across 4 floors and may be suitable for conversion to residential uses, subject to any necessary consents.

A set of drawings for the consented scheme, the existing building and a GDV schedule is available in the data room. In addition, the data room includes title plans, planning documents, the draft S106 agreement and several surveys and reports including drainage, demolition, ecology, transport and other background information.

The data room can be accessed by contacting the agents overleaf.

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## SECTION 106 AGREEMENT

A Section 106 agreement has been agreed and is available in the data room. The combined figure is £200,577 which includes an affordable housing contribution of £59,000.

## CIL LIABILITY (zero)

We understand that CIL is not charged by Mid Sussex Council on new developments. However, there will be S106 payments as confirmed above.

## TENURE

Freehold with vacant possession on completion.

## PRICE

Guide price -Offers are invited in the region of £1.5m.

## VAT

VAT will not be chargeable on the sale.

## FLOORPLANS & CGIs

A selection of the approved floor plans and CGIs showing the external elevations and detailing are shown overleaf.

## DRONE FLYBY

Click [HERE](#) for drone footage of the site and immediate area.

## BASIS OF OFFER

Unconditional offers only will be considered and interested parties are required to provide background evidence of how the purchase will be funded and provide a set timetable for a swift exchange of contracts and completion of purchase.

Any offer submitted can include or exclude the additional site at the rear.

For further information please contact Oakley Property:



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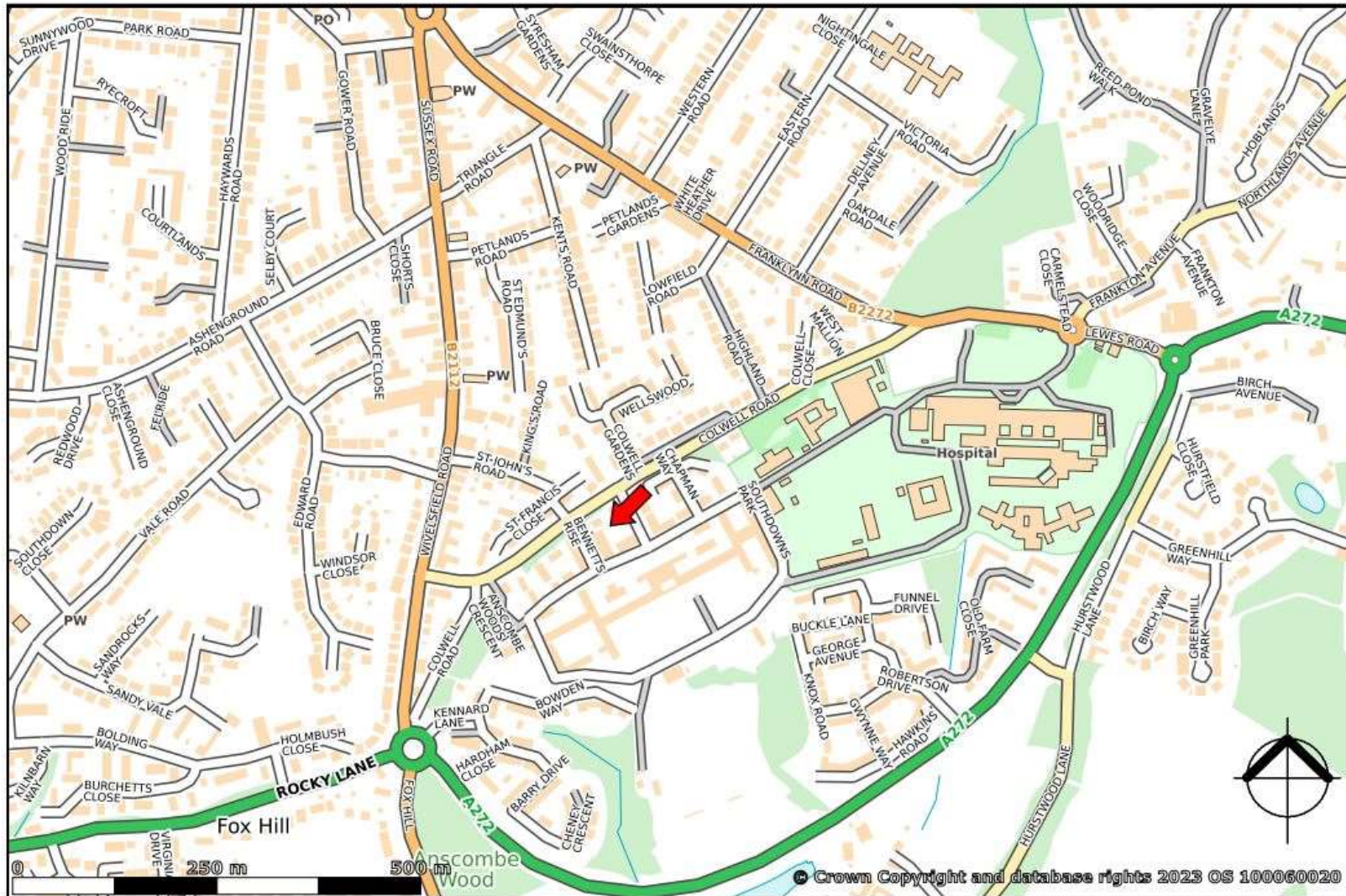
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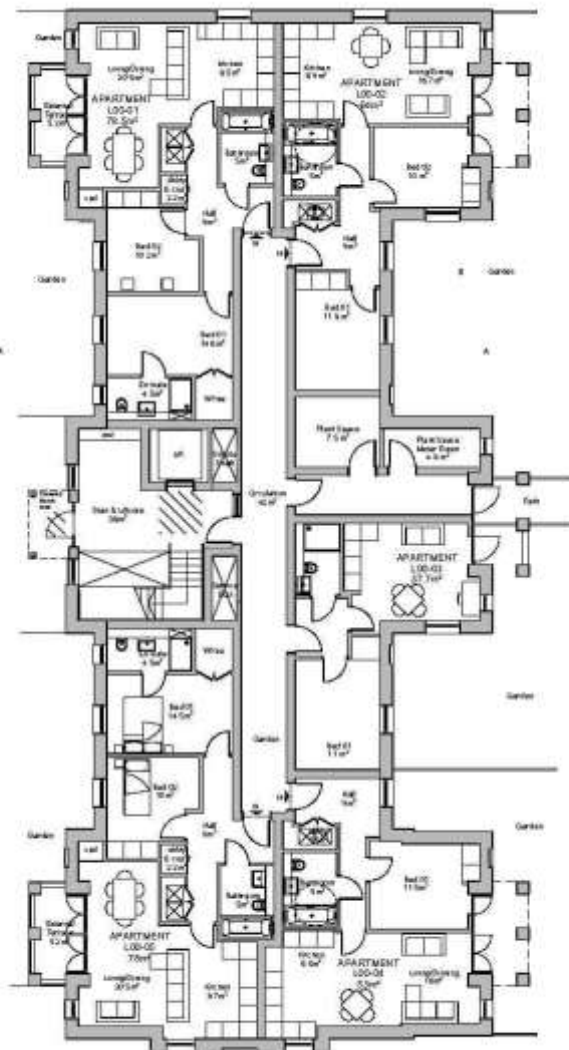
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GA Plan Ground Floor - 00



GA Plan First Floor - 01

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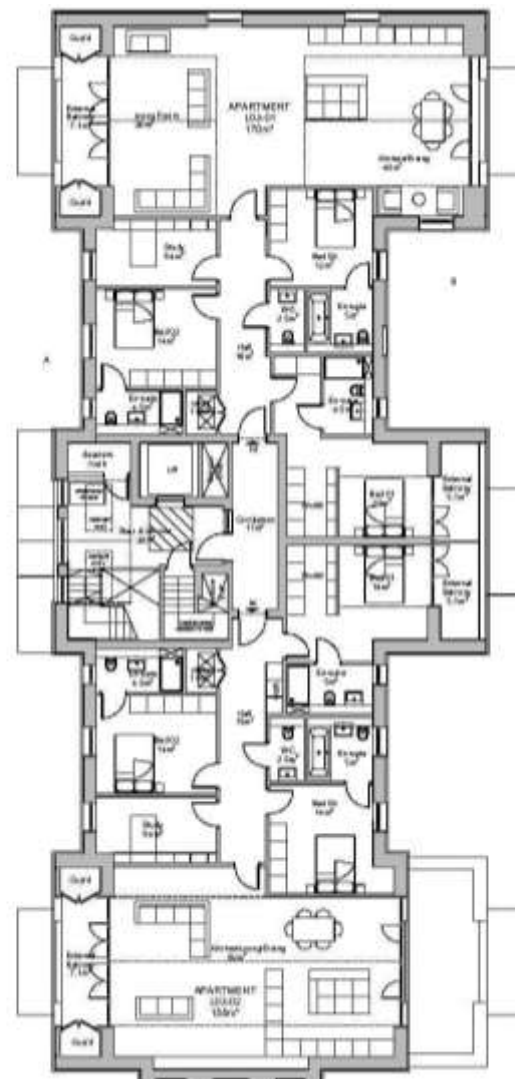


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GA Plan Second Floor - 02



GA Plan Third Floor - 03

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Schematic layout - for reference purposes only and not to scale

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